



PLANNING & DEVELOPMENT
PERMIT APPLICATION

SITE ADDRESS: 6527 Dominion Road, Santa Maria, CA 93454

ASSESSOR PARCEL NUMBER: 101-030-011; 101-040,026; 129-180-018/037/038

PARCEL SIZE (acres/sq.ft.): Gross 710 Net 28

COMPREHENSIVE/COASTAL PLAN DESIGNATION: AG ZONING: AG-II-100

Are there previous permits/applications? no yes numbers: Prior Oil, unrelated to applicant
(include permit# & lot # if tract)

Did you have a pre-application? no yes if yes, who was the planner? _____

Are there previous environmental (CEQA) documents? no yes numbers: unknown

1. **Financially Responsible Person** PetroRock, LLC Phone: 661-616-0600 FAX: 661-616-0601
(For this project)
Mailing Address: PO Box 13550 Bakersfield, CA 93389
Street City State Zip

2. **Owner:** (same as #1 above) Phone: _____ FAX: _____
Mailing Address: _____ E-mail: _____
Street City State Zip

3. **Agent:** Erik Vasquez Phone: 805-275-1711 FAX: _____
Mailing Address: (same as #1 above) E-mail: _____
Street City State Zip

4. **Arch./Designer:** M&A Architecture Phone: 805-934-5737 FAX: _____
Mailing Address: 2624 Air Park Drive, Santa Maria CA 93455 State/Reg Lic# _____
Street City State Zip

5. **Engineer/Surveyor:** DPSI Phone: 805-250-2891 FAX: _____
Mailing Address: 559 Higuera Street, Suite A SLO, CA 93401 State/Reg Lic# PLS6423
Street City State Zip

6. **Contractor:** _____ Phone: _____ FAX: _____
Mailing Address: _____ State/Reg Lic# _____
Street City State Zip

COUNTY USE ONLY

Case Number: _____ Companion Case Number: _____
Supervisorial District: _____ Submittal Date: _____
Applicable Zoning Ordinance: _____ Receipt Number: _____
Project Planner: _____ Accepted for Processing _____
Zoning Designation: _____ Comp. Plan Designation _____

For all questions below, attach additional sheets if necessary, referencing the section and question number. Please fill in every blank. Use "N/A" where question is not applicable.

II. PROJECT DESCRIPTION: Please use the space below or type on a separate sheet and attach to the front of your application a complete description of your request including the permit/decision requested, location, setting, and purpose of the project.

*EXAMPLE: We are requesting a major Conditional Use Permit for a church in the existing building at the corner of ____ and _____. The church would serve a congregation of _____, with services on ____ and _____, classes on ____ and _____ and would include a preschool which would operate on weekdays from 6:30 a.m. to 7:00 p.m. serving a maximum of 50 children ages ____ to _____. A playground is also proposed at the NE corner of the building site. No signs are proposed at this time. One tree will be removed at the SW corner to make room for improvements for parking. The parking area will consist of 100 spaces and will be screened with a landscaped berm. Include parking, grading, storm water drainage, trees fencing, walls, screening and any other details which help describe the project in full. If your project has the potential to impact storm water quality, describe measures that will be incorporated into the project description to minimize/eliminate the impacts.**

(see attached)

III. GRADING: Will there be any grading associated with the project? Y N

(NOTE: For proposed access drives over 12% grade, a clearance letter from the Fire Dept. will be required)

CUT 27,000 cubic yards

AMOUNT TO BE EXPORTED n/a c.y.

FILL 27,000 c.y.

AMOUNT TO BE IMPORTED n/a c.y.

MAXIMUM VERTICAL HEIGHT OF CUT SLOPES _____

MAXIMUM VERTICAL HEIGHT OF FILL SLOPES _____

MAXIMUM HEIGHT OF ANY PROPOSED RETAINING WALL(S) _____

TOTAL AREA DISTURBED BY GRADING (sq. ft. or acres) <10.0 acres

What is the address of the pick-up/deposit site for any excess cut/fill?

Grading is expected to balance on-site.

Specify the proposed truck haul route to/from this location.

IV. SITE INFORMATION

A. Is this property under an Agricultural Preserve Contract? Y N (partially)

B. Describe any unstable soil areas on the site.

None at project area.

C. Name and describe any year round or seasonal creeks, ponds, drainage courses or other water bodies. How is runoff currently conveyed from the site?

2 unnamed intermittent blue line creeks. Runoff is current via natural features via the surface.

D. Has there ever been flooding on the site? Y N

If yes, state the year and describe the effect on the project site.

Unknown. Project site is not in floodplain.

E. Describe any proposed drainage and/or flood control measures. How will storm water be conveyed across and from the site? Where will storm water discharge?

Project will submit and adhere to Storm Water Prevention Plans (SWPP) for construction and operations prior to commencement of development.

- F. Will the project require the removal of any trees? Y N
 If so, please list them here as requested. Attach additional sheets as necessary.

<u>Type</u>	<u>Diameter (at 4' height)</u>	<u>Height</u>

Explain why it is necessary to remove these trees.

- G. Describe any noise sources that currently affect the site.
Ongoing ag operations.

- H. Are there any prehistoric or historic archaeological sites on the property or on neighboring parcels?
 Y N Unknown
 If yes, describe. _____

- I. Describe all third party property interests (such as easements, leases, licenses, rights-of-way, fee ownerships or water sharing agreements) affecting the project site, provision of public utilities to the site or drainage off the site.
Property is split estate (different surface and mineral owner).

- J. Have you incorporated any measures into your project to mitigate or reduce potential environmental impacts? N Unknown If so, list them here. (Examples include tree preservation plans, creek restoration plans, and open space easements.)
See recommendations on attached reports.

V. STORM WATER MANAGEMENT AND APPLICATION OF LOW IMPACT DEVELOPMENT FEATURES

Is the project located in the NPDES Permit Area²? Y Undetermined

If Yes and 2,500 square feet or more of new or replaced impervious area, the project shall comply with the following:

Tier 1. If the project is 2,500 square feet or more of new or replaced impervious area, submit a *Stormwater Control Plan for Small (Tier 1) Projects*¹ with this application that identifies Low Impact Development measures incorporated into the project design, such as:

² See www.sbprojectcleanwater.org under "Development" for map of the NPDES Permit Area, Stormwater Technical Guide, Stormwater Control Plan template, Stormwater Control Plan for Small (Tier 1) Projects, and a definition of Low Impact Development.

- Limit disturbance of natural drainage features
- Limit clearing, grading, and soil compaction
- Minimize impervious surfaces
- Minimize runoff by dispersing runoff to landscape or using permeable pavements

Tier 2. If the project is 5,000 square feet or more of new or replaced “net impervious” area (not Single Family Dwelling), or if the project is Single Family Dwelling with 15,000 square feet or more of new or replaced “net impervious” area, submit a *Stormwater Control Plan* with this application that identifies 1) Low Impact Development measures incorporated into the project design and 2) stormwater quality treatment measures. [“Net impervious” is defined as the sum of new and replaced impervious surface area minus any reduction in impervious, such as new landscaped area. It is an incentive for redevelopment projects to increase pervious area.]

Tier 3. If the project is 15,000 square feet or more of new or replaced impervious area, submit a *Stormwater Control Plan* with this application that identifies the above requirements and also identifies retention of stormwater runoff from a regulated storm event.

If No, the project is not located in the NPDES Permit Area, but is a Regulated Project, the project shall comply with the following:

Regulated Project:

1. Residential subdivision developments with 10 or more dwelling units;
2. Commercial development of 0.5 acres or greater;
3. Parking lots of 5,000 square feet or more or have 25 or more parking spaces and are potentially exposed to storm water runoff;
4. Automotive repair shops;
5. Retail gasoline outlets;
6. Restaurants, and
7. Any new development or redevelopment where imperviousness exceeds one acre.

Water Quality: Submit a *Stormwater Control Plan* with this application that identifies measures to reduce and remove pollutants from storm water runoff. The *Stormwater Control Plan* will follow the Tier 2 approach described in the Stormwater Technical Guide, with storm water treatment, source control, and LID³ measures.

VI. ACCESS

- A. Describe the existing access road(s) to the site. Include road widths, shoulders, and type of surface material.

Dominion Road (public, paved, 2 lane). Orcutt-Garey Road (public, paved, 2 lane)

Private ag/oilfield roads (private, gated, dirt/asphalt, 15'+ wide)

- B. Does property front on a public street? N
 Is access to be taken from this public street? N

Name of public street: Dominion Road and Orcutt Garey Road

- C. Will the proposed access utilize an easement across neighboring property? N
***Submit documentation which supports the applicant’s use of this easement.**

³ Low Impact Development is a design approach that minimizes or eliminates pollutants in storm water through natural processes and maintains pre-development hydrologic characteristics, such as flow patterns, onsite retention, and recharge rates. For examples and design guidance see <http://www.sbprojectcleanwater.org>.

D. Describe proposed construction equipment access (see attached operational plan)

VII.DEVELOPMENT AND USE

A. Existing: Describe the existing structures and/or improvements on the site.

<u>Use</u>	<u>Size (sq ft)</u>	<u>Height</u>	<u># of Dwelling Units</u>
<u>Residential</u>	<u><4,000 sf</u>	<u>single story</u>	<u>2</u>
<u>Ag accessory</u>	<u>n/a</u>	<u><20'</u>	<u>n/a</u>

B. Proposed: Describe the proposed structures and/or improvements.

<u>Use</u>	<u>Size (sq ft)</u>	<u>Height</u>	<u># of Dwelling Units</u>
<u>Oilfield</u>	<u>25 acres</u>	<u>30'</u>	<u>n/a</u>
_____	_____	_____	_____

C. Will any structures be demolished or removed? N If so, please list them here as requested.

<u>Current Use</u>	<u>Historic Use</u>	<u>Age</u>	<u>Rental Price (if rented)</u>
_____	_____	_____	_____
_____	_____	_____	_____

D. Describe all other existing uses of the property.
Ag (vineyard and grazing), Residential, Oilfield.

E. How will the project affect the existing uses of the property?
Project is redevelopment of previous oilfield property.

F. Describe any other historic use(s) of the property. This may include agricultural (include crop type), commercial, or residential uses.
Oilfield, Ag (vineyard and grazing)

G. Provide a short description of the land uses surrounding the site.

North Active oilfield
 South Active oilfield, vineyard
 East Active oilfield
 West Active oilfield

H. STATISTICS: Mark each section with either the information requested or "n/a" if not applicable.

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOTAL</u>
BUILDING COVERAGE	<u>0</u>	<u>6,560 sf</u>	<u>6,560 sf</u>
IMPERMEABLE ROADS/PARKING/ WALKWAYS (sq. ft.)	<u> </u>	<u>-</u>	<u>n/a</u>
OPEN SPACE (sq. ft.)	<u> </u>	<u> </u>	<u> </u>
RECREATION (sq. ft.)	<u> </u>	<u> </u>	<u> </u>
LANDSCAPING (sq. ft.)	<u> </u>	<u> </u>	<u> </u>
AGRICULTURAL LANDS (sq. ft.)	<u> </u>	<u> </u>	<u> </u>
POPULATION (#) (employees/residents)	<u> </u>	<u> </u>	<u> </u>
DWELLING, HOTEL/MOTEL UNITS	<u> </u>	<u> </u>	<u> </u>
PARKING (on-site)			
TOTAL # OF SPACES	<u> </u>	<u> </u>	<u> </u>
# OF COVERED SPACES	<u> </u>	<u> </u>	<u> </u>
# OF STANDARD SPACES	<u> </u>	<u> </u>	<u> </u>
SIZE OF COMPACT SPACES	<u> </u>	<u> </u>	<u> </u>

Estimate the cost of development, excluding land costs. \$150,000,000.00

VIII. PARCEL VALIDITY

P&D requires applications for development on vacant, unimproved property to provide clear evidence that the property is a separate legal lot. The following documents that show the subject property in its current configuration constitute acceptable evidence of a separate, legal lot: a recorded Parcel or Final Map, a recorded Official Map, a recorded Certificate of Compliance or Conditional Certificate of Compliance, an approved Lot Line Adjustment, a recorded Reversion to Acreage, a recorded Voluntary Merger or an approved Lot Split Plat.

A. Type of evidence provided to demonstrate a separate, legal lot:

APN Map

Copy of evidence attached: Yes No

Reference number for evidence supplied: _____

IX. PUBLIC/PRIVATE SERVICES

A. WATER:

- 1. If the property is currently served by a private well, submit the following for each well:
 - a. Pumpage records (electrical meter or flow meter readings) for the past 10 years
 - b. Pump test data
 - c. Location of other wells within 500 feet
 - d. Water quality analysis
 - e. Drillers report (with construction details)
 - f. Copy of applicable well sharing agreement
- 2. Does the well serve other properties? Y N
 If yes, address(es): _____
- 3. Is a well proposed? Y N If so, will it serve other properties? Y N
 If yes, address(es): _____
- 4. If the property is currently served by a private or public water district, submit the following:
 - a. Name: _____
- 5. Will the project require annexation to a public or private water company? Y N
 If yes, name: _____

B. SEWAGE DISPOSAL:

- 1. Existing: Indicate if the property is currently served by the following:

	Yes/No
a. Septic system*	<u> N </u>
b. Drywell*	<u> N </u>
c. Public sewer district	<u> N </u> If yes, name: _____

*Submit engineering details on septic tanks and dry wells, as well as calculations for leach field size, where applicable.

- 2. Proposed: Indicate what sewage disposal services are proposed as part of this project?
 - a. Septic system* Y
 - b. Drywell*
 - c. Public sewer district District Name: _____

*Submit percolation tests and/or drywell performance tests as applicable.

- 3. Will the project require annexation to any public sewer district? Y N
 Name: _____

C. FIRE PROTECTION

1. Fire protection is (will be) provided by the S. B. County Fire Department.
(Montecito, Summerland, S.B. County)
2. Is there an existing water main infrastructure in the vicinity? Circle one: Yes No
3. How far away is the nearest standard fire hydrant? >1,000 feet.
4. Is a new fire hydrant proposed? Circle one: No (via private fire prevention system)
5. If a new hydrant is proposed, what is the longest driving distance from the proposed hydrant to the proposed building(s)? <300 feet.
6. Will fire protection be provided by an on-site water storage tank? Circle one: No
Tank capacity: 42,000 gallons
7. What is the driving distance from the water tank to the proposed structure(s)? <300 feet.
8. Is a fire sprinkler system proposed? No Location Office building
9. Describe the access for fire trucks. Include width and height clearance for access and surface material.
Public road, then private all weather road >15' wide.
10. Will hazardous materials be stored or used? Y/N List any hazardous materials which may be used or stored on the site. Yes. See attached operations plan.

HAZARDOUS WASTE/MATERIALS

Please read and answer the following questions if, in the known history of the property, there has been any storage (above or underground) or discharge of hazardous materials or if the proposal includes storage, use or discharge of any hazardous material. Hazardous materials include pesticides, herbicides, solvents, oil, fuel, or other flammable liquids. Attach additional sheets if necessary.

Past & Present:

List any hazardous materials which have been or are currently stored/discharged/produced on the property. Describe their use, storage and method of discharge. Provide dates where possible.

Project site is location of ongoing plug, abandonment and surface remediation activities relating to previous oil and gas operations. Work is being conducted by prior operators under separate permit.

If a characterization study has been prepared, please submit it with this application.

Is the project site on the County Site Mitigation list? N Unknown

Is the site on the CA Hazardous Waste and Substances Sites list? Y N Unknown

Proposed Project:

List any hazardous materials proposed to be stored/discharged/produced on the property. Describe the proposed use and method of storage and disposal.

(see attached operations plan)

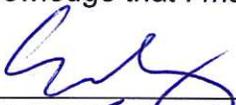
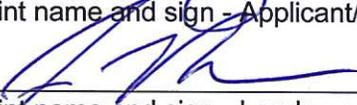
If the proposed project involves use, storage or disposal of any hazardous materials, please contact County Fire Department at 686-8170 to determine whether additional submittals are required.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS: Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

 _____	 _____
Print name and sign - Applicant/Agent	Date
 _____	 _____
Print name and sign - Landowner	Date

