



City of Santa Barbara

Community Development Department

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July 20, 2020

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Ms. Rebecca Bjork
Public Works Director
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

SUBJECT: SUBSTANTIAL CONFORMANCE DETERMINATION for the Charles E. Meyer Desalination Plant Conveyance Main at 525 E. Yanonali Street (APN 017-540-007; PLN2019-00111)

Dear Ms. Bjork:

This Substantial Conformance Determination (SCD) is in response to your letter dated June 19, 2020 requesting an SCD to allow a proposed water conveyance main utility connection to the Charles M. Meyer Desalination Plant to facilitate water delivery throughout the City of Santa Barbara and to the neighboring jurisdiction of the Montecito Water District under a Water Supply Agreement.

SCD Request

The request specifically seeks a Determination of Substantial Conformance to the Coastal Development Permit approved by the City for the Desalination Plant. Coastal Development Permit CDP1995-00045 (Resolution No. 069-95), approved by the Planning Commission on December 7, 1995, authorized the conversion of the temporary Desalination Plant and its related facilities to permanent status.

The Charles Meyer Desalination Plant was built in 1991 as a temporary facility with an original production capacity of 7,500 acre-feet per year (AFY) and a maximum hydraulic capacity of 10,000 AFY. The facility is now operating on a permanent basis as a component of the City's overall water resource portfolio under Coastal Development Permits approved by the City (CDP1995-00045) and the California Coastal Commission (CDP 4-96-119).

Overall Project Description

The proposed Desalination Plant Conveyance Main project involves the underground installation of approximately 11,800 linear feet of 24-inch Polyvinylchloride (PVC) potable water pipe in and under existing City streets from the Desalination Plant (located at 525 E. Yanonali St.) to the intersection at Mission Street and Garden Street. At that point, the new pipe would intercept an existing water main. The existing water main would be repurposed to convey water from that point to the Cater Water Treatment Plant (WTP). The Conveyance Main will facilitate the delivery of water to all parts of the City's service area and to the neighboring jurisdiction of the Montecito Water District under a Water Supply Agreement.

The project also includes the installation of one electrical control panel (4-foot wide x 5-foot tall x 18-inches deep), two vault vent pipes, and approximately fourteen (14) cylindrical Air Relief Valve (ARV) enclosures (typically found throughout the City for

operation of the City's water mains). The height of the ARV enclosures would measure approximately 36 inches above grade, and they would have approximate diameters of either 20 inches or 36 inches (as specified for each enclosure location).

Project Installation

A trench would be excavated along the entire proposed alignment of the new pipeline. The pipe would be installed in the trench and backfilled. Trench length would be approximately 11,800 linear feet with a width varying from 5 feet to 7 feet. Trench depth would vary from 5 feet to 17 feet (the pipe would be installed in City street rights-of-way).

The depth of the new pipe was selected based on avoiding existing utilities crossing perpendicularly through the street. The new pipe is generally installed 4 feet to 6 feet deeper than these existing utilities. There would likely be new disturbance 4 feet to 6 feet below soil previously disturbed by the installation of existing utilities.

Portion of project subject to the SCD

Although the new conveyance main would extend over two miles into the "inland" portion of the City as described above, the SCD to Coastal Development Permit CDP1995-00045 is requested specifically for the approximately 800 linear feet of new potable water main and one ARV enclosure to be installed in the Coastal Zone (see Attachment 2).

Design Review

The above-grade components of the project (i.e. ARV enclosures, vent pipes, and electrical panel) received final administrative approvals by the Architectural Board of Review on April 21, 2020 and by the Historic Landmarks Commission (HLC) on April 16, 2020. Additionally, a Phase I Archaeological Resources Report was prepared for the project and accepted by the HLC on April 17, 2020.

Environmental Review

Two prior EIRs and Addenda (SCH No. 9010859 and 91121020) were prepared in relation to the City's Desalination facility and were certified in March of 1991 and on May 24, 1994, respectively. An Environmental Impact Report (EIR) addendum dated April 21, 2020 was prepared for the overall conveyance main project. The addendum concluded that, in accordance with CEQA Guidelines Section 15164, the current project changes do not involve new significant impacts or a substantial increase in the severity of impacts previously identified in the two certified EIRs. Additionally, there have been no substantial changes under which the project is undertaken and there is no new information of substantial importance that shows the project would have any significant impacts not discussed in previous EIRs or that significant effects previously examined would be more severe than identified in the previous EIRs.

Substantial Conformance Determination

Staff can find that the proposed conveyance main project substantially conforms to the original project approval of CDP1995-00045. The Desalination Plant is an integral component of the City's overall water supply portfolio and the conveyance main utility

connection would enhance the City's overall water distribution system reliability and would not result in an intensification of use or growth inducing effects. In addition, the project would enhance regional water supply reliability by facilitating the transfer of water to the Montecito Water District. Furthermore, the Conveyance Main project aligns with an objective of Water Supply Policy No. 10 of the City of Santa Barbara Long-Term Water Supply Plan adopted by the City Council on June 14, 2011, which stipulates that the City will:

"...adequately fund the maintenance, rehabilitation, and replacement of the water conveyance and distribution infrastructure to provide reliable delivery of the City's water supplies and prevent increased costs from deferred maintenance."

The Project would conform to the City of Santa Barbara's Planning Commission Resolution No. 069-95, would not affect the associated findings, and the conditions of approval would remain in full force and effect. Therefore, staff has concluded that the project, as described above and in the letter from Rebecca Bjork, City of Santa Barbara Public Works Director, dated June 19, 2020, is in substantial conformance with the project approval granted by the Planning Commission.

If you have any questions, please contact me at (805) 564-5470, ext. 4552 or by e-mail at RDostalek@SantaBarbaraCA.gov.

Sincerely,



Robert Dostalek
Associate Planner

Attachments:

1. SCD Request letter dated June 19, 2020
2. Coastal Zone Jurisdiction Site Plan

cc: Sara Iza, Project Planner
Renee Brooke, City Planner
Dan Hentschke, Assistant City Attorney IV
Joshua Haggmark, Water Resources Manager
Allison DeBusk, Senior Planner I



City of Santa Barbara

Public Works Department

SantaBarbaraCA.gov

June 19, 2020

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Water Resources

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Mr. George Buell
Community Development Director
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

SUBJECT: Request for Substantial Conformance Determination for the Charles E. Meyer Desalination Plant Conveyance Main at 525 East Yanonali Street (Zone OM-1, SD-3; APN 017-540-007)

Dear Mr. Buell:

With this application letter, we seek Determination of Substantial Conformance for the proposed Charles E. Meyer Desalination Plant Conveyance Main Conveyance Main Project (Project). The Project is proposed as a utility connection addition to the Charles E. Meyer Desalination Plant (Desalination Plant), and will facilitate the delivery of water to all parts of the City's service area and to the neighboring jurisdiction of the Montecito Water District under a proposed Water Supply Agreement.

We are seeking a Determination of Substantial Conformance to the Coastal Development Permits approved by the City (CDPs 4-91-18 and 4-96-119) for the Desalination Plant. Permit 4-96-119 authorized the conversion of the Desalination Plant and its related facilities to a permanent status; the proposed Project, detailed below, is a key component of the plant's related facilities.

The Desalination Plant, approved under CDP 4-96-119, is operating on a permanent basis, and acts as a component of the City's overall water resource portfolio. The proposed Project includes installing approximately 11,800 linear feet of 24-inch Polyvinyl chloride (PVC) potable water pipe in and under existing City streets from the Desalination Plant (located at 525 East Yanonali Street) to the intersection at Mission Street and Garden Street. At that point, the new pipe would intercept an existing water main, which would be repurposed to convey water from that point to the Cater Water Treatment Plant. A very small portion, approximately 800 feet of the Conveyance Main lies within the City's Appealable jurisdiction of the coastal zone (Figure 1). This area is developed and does not include or is adjacent to any sensitive habitats or resources. The Project will not trigger an increase in capacity or production.

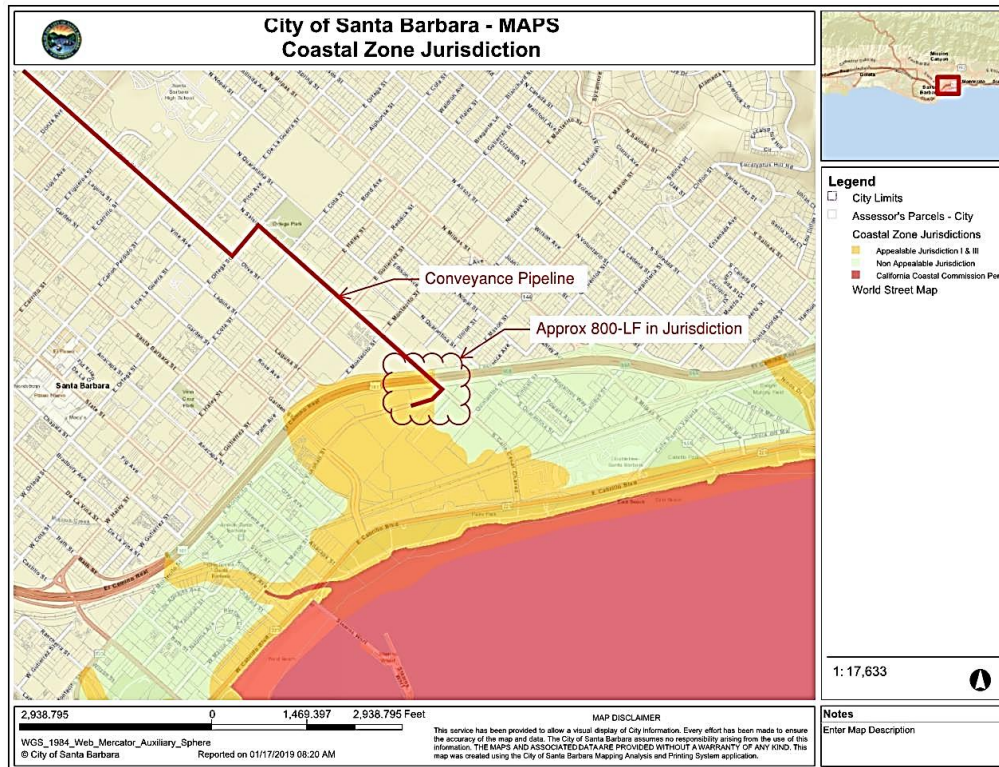


Figure 1 – Coastal Zone Jurisdiction

Components of the Project include:

- New piping in and under City streets;
- Installation of one electrical control panel, two vault vent pipes, and approximately fourteen cylindrical Air Relief Valve enclosures (typically found throughout the City for operation of the City's water mains).

As detailed in the April 21, 2020, Environmental Impact Report (EIR) addendum, staff determined that the California Environmental Quality Act (CEQA) impact areas most potentially affected by the proposed Project revisions are biological, geologic/soils/seismicity, hazardous materials, archaeological resources, historical resources, and flood hazard. However, mitigation measures during the Project's construction identified in previous Master Environmental Assessment review would result in no new significant environmental effect or substantial increase of a previously identified significant effect, as summarized in the CEQA Addendum for the Conveyance Main (PLN2019-00111). Staff also found that there have been no substantial changes under which the Project is undertaken. There is no new information of substantial importance that shows the Project would have any significant impacts, as discussed in previous EIRs, or that significant effects previously examined would be more severe than identified in the previous EIRs.

The proposed Project is consistent with the original Project's intent, because it enhances the City's overall distribution system reliability and will not release in any new intensification of use. Instead, the Project will enhance regional water supply reliability by facilitating the transfer of

water to the Montecito Water District. In addition, the Conveyance Main contributes to Policy No. 10 of the Plan Santa Barbara General Plan Update Program 2012 EIR, which stipulates that the City: *“adequately fund the maintenance, rehabilitation, and replacement of the water conveyance and distribution infrastructure to provide reliable delivery of the City’s water supplies and prevent increased costs from deferred maintenance.”*

The Project would conform to the City of Santa Barbara’s Planning Commission Resolutions 017-91 and 069-95. The proposed minor revisions and/or minor changes would conform with the repair and maintenance activities on the portions of the facility in the City’s Local Coastal Program (LCP) jurisdiction.

Proposed Project	The proposed Project includes installing approximately 11,800 linear feet of 24-inch PVC potable water pipe in and under existing City streets from the Desalination Plant (located at 525 East Yanonali Street) to the intersection at Mission Street and Garden Street. At that point, the new pipe would intercept an existing water main, which would be repurposed to convey water from that point to the Cater Water Treatment Plant. The Project will not trigger an increase in production.
Consistency with CDPs 4-91-18 and 4-96-119	The Project would comply with previous CDP approvals, because it enhances the City’s overall distribution system reliability and will not release in any new intensification of use. Instead, the Project will enhance regional water supply reliability by facilitating the transfer of water to the Montecito Water District. In addition, the project would conform with the repair and maintenance activities on the portions of the facility in the City’s LCP jurisdiction, as approved by Resolutions 017-91 and 069-95.

Overall, the Project would not result in any new significant effects on the environment and would adhere to applicable Coastal Land Use Plan, General Plan, and applicable zoning. For these reasons, we seek your Determination of Substantial Conformance with CDPs 4-91-18 and 4-96-119 for the proposed Project.

Sincerely



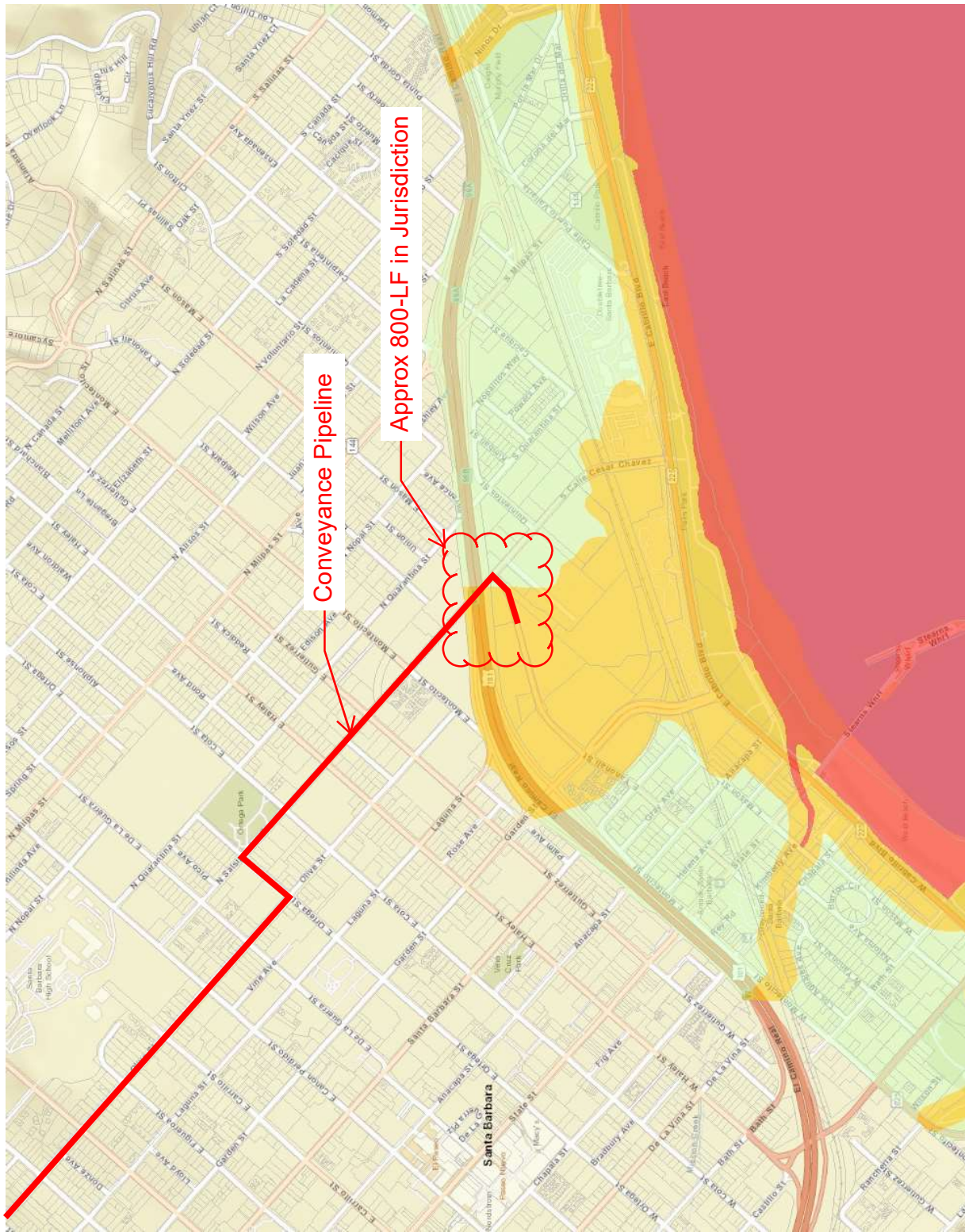
Rebecca J. Bjork
Public Works Director

cc: Dan Hentschke, Assistant City Attorney IV
Joshua Haggmark, Water Resources Manager
Renee Brooke; City Planner
Allison DeBusk, Senior Planner I

City of Santa Barbara - MAPS Coastal Zone Jurisdiction



- Legend**
- City Limits
 - Assessor's Parcels - City
 - Coastal Zone Jurisdiction
 - Appealable Jurisdiction I & III
 - Non Appealable Jurisdiction
 - California Coastal Commission Permitted
 - World Street Map



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Notes

Enter Map Description

2,938.795 0 1,469.397 2,938.795 Feet

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