



City of Santa Barbara California

III.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 28, 2016
AGENDA DATE: February 4, 2016
PROJECT ADDRESS: 520 E. Yanonali St (MST2015-00563)
El Estero Wastewater Treatment Plant
Brine and Effluent Box Sampling Station Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4558
Beatriz Gularte, Senior Planner *BEG*
Steven Greer, Project Planner/Environmental Analyst *SG*

I. PROJECT DESCRIPTION

The project consists of the construction of a brine box effluent sample pump and discharge conduit to automate effluent sampling station operations, downstream from the existing brine mixing basin located at the southwest corner of the El Estero Wastewater Treatment Plant (EEWWTP). The project will also construct a pressure manhole upstream of the existing basin to allow relocation of the wastewater effluent sampling station currently installed at the mixing basin. Improvements will be located at or below grade, with the exception of monitoring equipment and conduit to be installed on the exterior of the existing sludge storage structure. The proposed sampling station project is necessary to allow compliance with the current National Pollutant Discharge Elimination System (NPDES) permit requirements for both the wastewater treatment plant and the desalination plant (NPDES No. CA0048143). The NPDES permit mandates that the above described sampling capabilities be in place and operational prior to desalination plant potable water production commencing.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00001) to allow the proposed project in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);

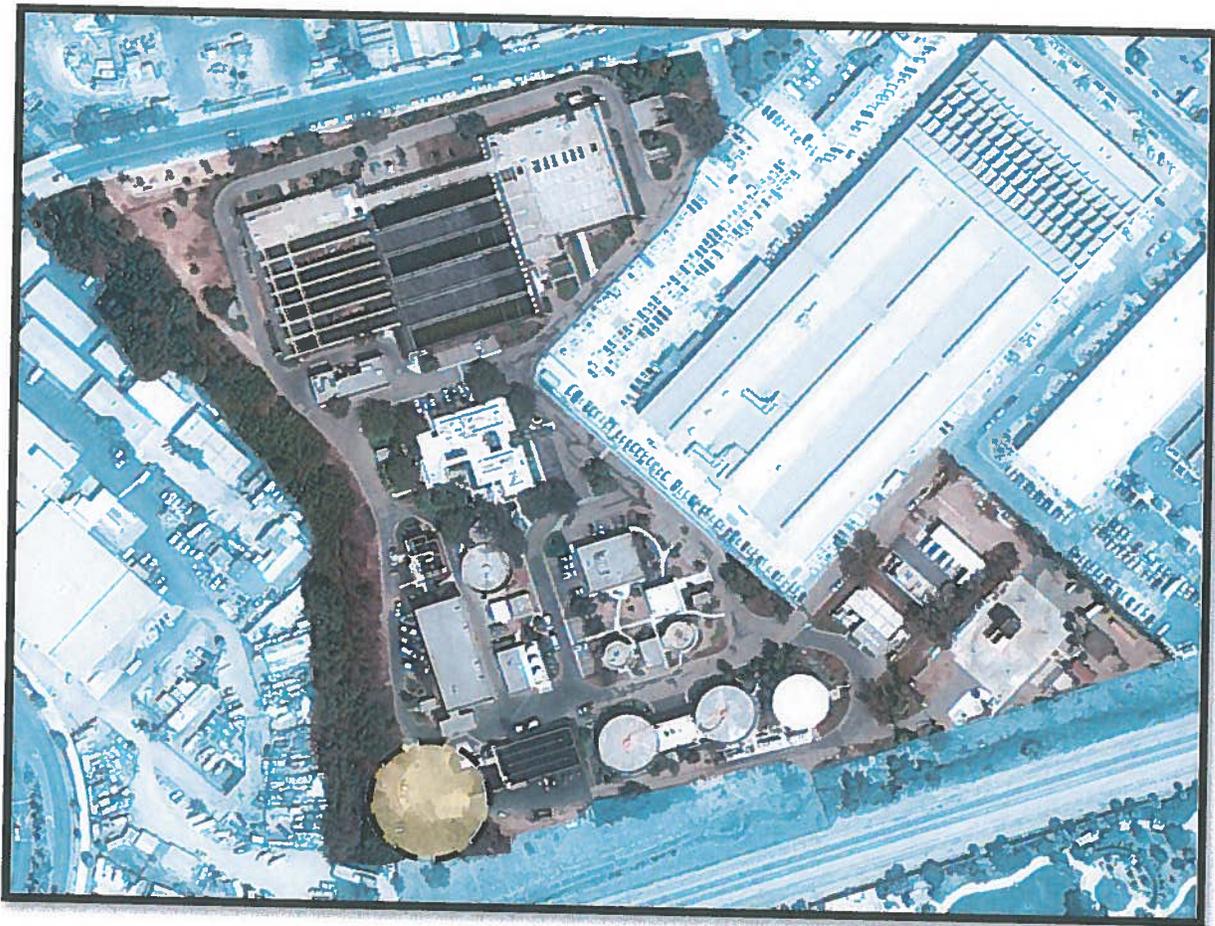
APPLICATION DEEMED COMPLETE: December 15, 2015
DATE ACTION REQUIRED: February 13, 2016

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan, as discussed in Section VII of this report. In addition, the proposed project components are consistent with the surrounding built environment. Therefore, Staff recommends that the Planning Commission approve a

Coastal Development Permit, allowing for the proposed project, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.

EL ESTERO WASTEWATER TREATMENT PLANT AERIAL VIEW



Location of Proposed Brine/Effluent Sampling Stations and Related Infrastructure at EEWTP

IV. BACKGROUND

EEWWTP is an 11 million gallons per day (mgd) wastewater treatment plant that was initially constructed in 1951. At that time it operated as a "screening plant" with ocean discharge, where mechanically operated screens removed solids and debris immediately before the untreated wastewater was discharged into the ocean. Since then, upgrades have occurred in 1973 (completed in 1979), which provided secondary treatment, and again in 1988 to include tertiary treatment. The plant has primary sedimentation, secondary treatment, tertiary filtration, and disinfection processes.

The Charles Meyer Desalination Plant was completed and then put into operation on March 2, 1992. After operating for three months, use of the Desalination Plant discontinued when ample rain in March and April 1992 resolved the City's drought situation. The City elected to place the Desalination Plant into a standby condition during the remainder of the five-year period authorized by the Coastal Commission's CDP (through 1996), with the caveat that production of water could be restarted with a one-year notice by the City.

In December 1995, the City Planning Commission adopted Resolution No. 069-95, which approved a CDP under the City's certified Local Coastal Program to convert the Desalination Plant from a temporary facility to a permanent facility and provided a recommendation to the CCC regarding the proposed project's conformance with the City's Local Coastal Program for the portion of the temporary facility located within the jurisdiction of the CCC. The City then applied to the CCC for a CDP allowing the conversion of the Desalination Plant from a temporary facility to a permanent facility and, in October 1996, the CCC approved and issued that CDP (Permit 4-96-119)

On June 16, 2015, the City Council approved the reactivation of the Charles Meyer Desalination Plant, as well as the EIR Addendum and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project. The EIR Addendum and MMRP include a requirement to develop, in conjunction with the California Regional Water Quality Control Board (CRWQCB), an appropriate monitoring program to protect marine water quality and the environment during the operational phase (MMRP WQ-5). NPDES permit compliance for both the EEWWTP and the Desalination Plant include effluent discharge monitoring requirements set by the CRWQCB for the two plants effluent outfall.

The wastewater treatment plant effluent discharge and desalination plant effluent (brine water) discharge are co-mingled in an existing brine mixing basin constructed as a component of the desalination plant in 1992. After mixing, the combined effluent is discharged from the mixing basin via a single pipe to an effluent outfall structure located approximately 8,700 feet off-shore.

Because the plant was operated only for a short period of time in 1992, the sampling station components necessary to monitor the EEWWTP effluent, both separately and after comingled with the brine water discharge, were not installed. Since there has been no in-flow of brine water discharge into the existing brine mixing basin, wastewater effluent samples have been, and continue to be pulled from this structure.

As stated above, the proposed sampling station project is necessary to allow compliance with the current NPDES permit requirements, as well as conformance with the approved EIR Addendum and MMRP prepared for the reactivation project. The NPDES permit mandates that the above described sampling capabilities be in place and operational prior to desalination plant potable water production commencing.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	City of Santa Barbara Public Works Department		
Property Owner:	City of Santa Barbara		
Site Information			
Parcel Number:	017-113-016	Lot Area:	344,124 square feet
General Plan:	Institutional	Zoning:	OM-1/S-D-3
Local Coastal Plan: Major Public and Institutional			
Existing Use:	Wastewater Treatment /Desalination Brine Water Discharge	Topography:	Minor slope, less than 1%
Adjacent Land Uses			
North – Desalination Plant/Rescue Mission		East Industrial/Commercial	
South – Railroad/Chase Palm Park		West – Laguna Channel, Industrial	

VI. ISSUES

Staff recommends that the Planning Commission focus on the issues related to Biological and Cultural Resources, which are described in detail in this Staff Report.

A portion of the project site has been identified as being located within fifty feet of an Environmentally Sensitive Habitat Area (ESHA) along the Laguna Channel. Local Coastal Regulations require a Coastal Development Permit for projects proposed within 50 feet of an ESHA. Hence the need for the subject CDP.

The reactivation of the Desalination Plant required preparation a variety of technical studies for the Coastal Commission CDP for repair and maintenance of the intake structures, for the State Revolving Fund (SRF) grant for the reactivation project, and for the EIR Addendum (Dudek June 2015) prepared for the reactivation project. The project description for both the Biological Resource Assessment Report (Dudek January 2015) and Archaeological Survey Report (Dudek May 2015) prepared for the SRF grant included the current project as proposed, and recommended appropriate avoidance, minimization, and mitigation measures to protect the adjacent Laguna Channel ESHA and related biological resources, as well as potential cultural resources. These measures are identified in both the EIR Addendum and MMRP (Exhibit E) approved for the reactivation project.

VII. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

1. OM-1 OCEAN-ORIENTED LIGHT MANUFACTURING

Pursuant to SBMC Sections 28.73.030.A. and 28.73.030.D., El Estero is nonconforming to the requirement that wastewater/sanitation treatment facilities require a Conditional Use Permit in the OM-1 Zone. As allowed by SBMC §28.87.030.E., a nonconforming use may be maintained and continued, provided there is no increase or enlargement of the floor area of the buildings or structures on site, and no increase in the intensity of use. The project does not propose an enlargement of building floor area, increase in capacity, or intensification of use and, therefore, is not subject to a Conditional Use Permit at this time.

2. COASTAL OVERLAY ZONE – S-D-3 ZONE DESIGNATION

SBMC Section 28.44.060 states that any development, not subject to one of the exclusions or exemptions specified in the chapter, requires a Coastal Development Permit. Due to its location, within 50 feet of the Laguna Creek Channel, the project does not qualify for either an exclusion or exemption. Hence, the subject Coastal Development Permit (CDP2016-00001) is required prior to project development.

B. LOCAL COASTAL PLAN CONSISTENCY

The project site is located in Component Five of the Local Coastal Land Use Plan (LCP). Other existing uses in this component are primarily light industrial, limited commercial, and some scattered residential. The LCP designation of Major Public and Institutional provides for public facilities uses, including waste water treatment facilities.

The project would not reduce convenience of access to or along the coast during construction or after construction because the site does not currently provide any public access. Similarly, the availability of recreational or visitor-serving uses would not be affected by the project. LCP policies applicable to this project are discussed below and attached as Exhibit D.

Biological Resources

LCP Policies 6.1, 6.2, 6.8, 6.9 and 6.10 serve to protect biological productivity and water quality of the City's riparian resources. The biological resources adjacent to the project site (Laguna Creek Channel environ) would not be impacted with the implementation of avoidance, minimization, and mitigation measures as recommended in the Biological Resource Assessment Report (Dudek January 2015) and specified in both the EIR Addendum and MMRP (Dudek June 2015) prepared for the Desalination Plant reactivation.

Visual Resources

LCP Policy 9.1 and 9.3 protects views to, from, and along the ocean and scenic coastal areas. The project would not alter any views available from public viewpoints because

the new facilities would not be visible from a public viewpoint. Proposed facilities would be within the existing wastewater treatment plant and shielded from public views by existing facilities (i.e. sludge handling building). All new utility connections associated with the project shall be undergrounded.

C. CALIFORNIA COASTAL ACT

The Coastal Act defines land within the Coastal Zone as part of a valuable natural resource of vital and enduring interest to all the people. The Coastal Act prescribes policies for protecting the Coast through environmental protection and land-use restrictions. The project as described would be consistent with the applicable policies of the California Coastal Act.

1. ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The California Coastal Act requires that environmentally sensitive habitat areas (ESHA) be protected (Public Resources Code [PRC] §30240). The project site is adjacent to the Laguna Creek Channel, which has previously been identified as ESHA. While no development is proposed within the identified ESHA, implementation of protective measures as recommended in the Biological Resource Assessment Report (Dudek January 2015) and specified in both the EIR Addendum and MMRP (Dudek June 2015) prepared for the Desalination Plant reactivation project will further assure that the project will have no direct or indirect impacts to the adjacent resource. Therefore, the proposed project would be consistent with this policy.

2. FLOODING

California Coastal Act (PRC §30236) states that substantial alterations to rivers or streams are only allowed for flood control or water supply projects necessary to protect public safety and existing development. It further states that alterations must incorporate the best mitigation measures feasible. The proposed project would not alter the Laguna Creek Channel. Therefore, the proposed project would be consistent with this policy.

3. PUBLIC WORKS PROJECTS

The Coastal Act states that new and expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of the Act (PRC §30254). The proposed project development would not preclude services to coastal-dependent land uses, essential public services and basic industries vital to the economic health of the region, state, or nation. Nor would it preclude public recreation, commercial recreation, or visitor-serving land uses. Therefore, the proposed project would be consistent with this policy.

4. COASTAL VISUAL RESOURCES

California Coastal Act states that coastal scenic visual resources shall be protected (PRC §30251). The proposed project would not obstruct scenic views afforded to the waterfront or surrounding area. Therefore, the proposed project would be consistent with this policy.

VIII. ENVIRONMENTAL REVIEW

The proposed project is subject to California Environmental Quality Act (CEQA) review and the Environmental Analyst has determined that the project would be categorically exempt pursuant to CEQA Guidelines §15301(b)&(e) (Minor Alterations of existing utility systems and/or facilities involving negligible or no expansion of capacity). Review of the Santa Barbara Master Environmental Assessment (MEA) identified the following categories for specific evaluation.

1. CULTURAL RESOURCES

The project site is within the boundaries of the American Period and the Early 20th Century Period. The Archaeological Survey Report (Dudek, May 2015) completed for the reactivation project concluded that due to the extensive ground disturbance that has previously occurred on the site (i.e. grading, excavation, construction, trenching and imported fill) there was very low potential to impact cultural resources. To satisfy CRWQCB policies relating to cultural resources, monitoring by a qualified archaeologist has been included as a condition of approval as identified in the MMRP (Dudek June 2015).

2. BIOLOGICAL RESOURCES

While the project footprint is not in a sensitive resource area, it is adjacent to the Laguna Creek Channel ESHA which is identified in the City's MEA as containing several biological resources. As part of the project description, implementation of protective measures as recommended in the Biological Resource Assessment Report (Dudek January 2015) and specified in both the EIR Addendum and MMRP (Dudek June 2015) prepared for the Desalination Plant reactivation, potential impacts to these resources would be minimized to a less than significant level.

3. STORM WATER RUN-OFF

The project description includes implementation of BMP's during construction to prevent any storm water impacts during project development. This includes protective measures as specified in both the EIR Addendum and MMRP (Dudek June 2015), prepared for the Desalination Plant reactivation project, that would further reduce potential water quality impacts due to erosion to a less than significant level. Once completed and operational the sampling stations will not generate significant impacts related to storm water run-off.

The existing on site drainage system in the project area conveys the majority of storm water run-off back through the wastewater treatment plant to be processed. The Creeks Division has indicated that due to the minimal ground disturbance proposed by the project, Tier 3 storm water requirements are not applicable, and that the Master Drainage Plan recently prepared for the entire wastewater treatment plant sufficiently addresses the storm water requirements for the project area.

IX. DESIGN REVIEW

Given the limited nature and small scale of the proposed project, as well as the location (within the existing El Estero Waste Water Treatment Plant facility), staff determined that the project meets the criteria for administrative staff review and approval. Improvements will be located at or below grade, with the exception of monitoring equipment and conduit to be installed on the exterior of the existing sludge storage structure. These improvements would not be visible from any public view. No additional conditions of approval are recommended.

X. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act, as described in Section VII (C) of the Staff Report. This includes, but is not limited to, consistency with requirements that environmentally sensitive habitat areas (ESHA) be protected and that proposed development should neither preclude services to coastal-dependent land uses, essential public services and basic industries vital to the economic health of the region, state, or nation, nor preclude public recreation, commercial recreation, or visitor-serving land uses. The project would be consistent with these policies.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, as described in Section VII (B) of the Staff Report. This includes, but is not limited to, consistency with LCP Policies 6.1, 6.2, 6.8, 6.9 and 6.10 which serve to protect biological productivity and water quality of the City's riparian resources and LCP Policies 9.1 and 9.3, which protects views to, from, and along the ocean and scenic coastal areas.

Exhibits:

- A. Conditions of Approval
- B. Site Plan and Civil Plan
- C. Applicant's letter, dated October 14, 2015
- D. Applicable Local Coastal Plan Policies
- E. Charles Meyer Desalination Facility Mitigation Monitoring and Reporting Program (MMRP)

PLANNING COMMISSION CONDITIONS OF APPROVAL

520 E. YANONALI STREET
EL ESTERO WASTEWATER TREATMENT PLANT
EFFLUENT SAMPLING STATIONS
COASTAL DEVELOPMENT PERMIT
FEBRUARY 4, 2016

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the El Estero Waste Water Treatment Plant and occupants of its property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the project site:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Permits - Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
4. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Written Agreement.** The Applicant shall submit a letter to the Planning Division indicating the following:

1. **Approved Development.** The development approved by the Planning Commission on February 4, 2016 is limited to the construction of a brine box effluent sample pump and discharge conduit to automate effluent sampling station operations, downstream from an existing brine mixing basin, the construction of a pressure manhole upstream of the existing basin and related improvements, as shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Use Limitations.** Due to the proximity to biological resources, uses other than those related to sampling stations operation are not permitted at this location without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Applicant shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.
3. **Storm Water Pollution Control and Drainage System Maintenance.** The owner/applicant shall implement and maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Public Works Division shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair

and restoration plan to the Community Development Director to determine if an amendment or a new Coastal Development Permit is required to authorize such work. The Public Works Division is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

4. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee of the El Estero Waste Water Treatment Plant by the Applicant/management in order to prevent or reduce the discharge of pollutants to storm water from structures and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/unloading areas in order to keep debris from entering the storm water collection system.
- C. **Cultural Resources Minimization Measures.** The following minimization measures, recommended in the in the Archaeological Survey Report (Dudek May 2015) and specified in both the EIR Addendum and MMRP (Dudek June 2015) prepared for the Desalination Plant reactivation, shall be included as part of the project description:
1. **Cultural Resources Alert. (MMRP CUL-1)** Due to the potential to encounter buried cultural resources, all contractors and construction personnel shall be alerted to the sensitivity of this area. If cultural features are exposed or suspected, work shall be promptly halted and a professional archaeologist and the Environmental Analyst will be consulted
 2. **Archaeological Monitoring General (MMRP CUL-2)** For any excavation to a depth greater than 2 feet below surface, an archaeological monitor shall be retained to identify any track remnants or associated deposits. The archaeological monitor shall be given the right to halt or redirect grading/ excavation for a period that would enable accurate recording of locational information
 3. **Archaeological Monitoring Site Specific (MMRP CUL-3)** An archaeological monitor shall be retained during the excavation of the brine discharge line from a point 300 feet east of the intersection of the existing 48-inch sewage outfall line. The archaeological monitor shall be given the right to halt or redirect grading/ excavation for a period that would enable accurate recording of locational information.
 4. **Project Design Considerations (MMRP CUL-5)** Project design shall consider locating facilities in areas of previous disturbance, and the use existing pipelines and other equipment to the extent practicable to avoid ground disturbance.
 5. **Paleontological Resources Alert (MMRP CUL-6)** Due to the potential to encounter buried paleontological resources, all contractors and construction personnel shall be alerted to the potential for resources, and if paleontological features are exposed or suspected, work shall be promptly halted and a professional paleontologist and the Environmental Analyst will be consulted.
 6. **Human Remains Discovery (MMRP CUL-7)** If human remains are unearthed during construction, State Health and Safety Code Section 7050.5 states that no

further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98.

- D. **Biological Resources Minimization Measures.** The following minimization measures, recommended in the in the Biological Resource Assessment Report (Dudek January 2015) and specified in both the EIR Addendum and MMRP (Dudek June 2015) prepared for the Desalination Plant reactivation, shall be included as part of the project description:
1. **Pre-construction Nesting Bird Survey. (MMRP BIO-12)** A pre-construction survey for nesting birds shall be conducted by a qualified biologist to determine if active nests of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present in the construction zone or within 300 feet of the construction zone. The survey shall be conducted within one week prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March 1 through August 30).
 2. **Nesting Bird Buffers and Requirements. (MMRP BIO-13)** If active nests are found, a no construction buffer shall be established at a minimum of 100-foot (this distance may be greater depending on the bird species and construction activity, as determined by the biologist) around the nest site where it overlaps with work areas. Clearing and construction within no-construction buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. In addition, all active nests shall be mapped with a GPS unit and nest locations with 100-foot buffers overlain on aerial photographs to provide regular updated maps to inform the Project manager/engineer and construction crew of areas to avoid. The City approved biologist should also serve as a construction monitor during the breeding season to ensure that there are no inadvertent impacts to nesting birds.
 3. **Workers Educational Training. (MMRP BIO-16)** Prior to the initiation of any site disturbance and/or construction activities, all personnel associated with the project shall attend a worker education training program (program) conducted by a qualified biologist. In general, it is recommended that the program discuss tidewater goby and Pacific pond turtle habitat preference(s), occupied habitat in the area, life histories, law and regulations, as well as potential construction impacts and protection measures, and project limits. Protections and regulations for the Laguna Channel, the riparian habitat, and nesting birds shall also be included in the program. It is recommended that a species and habitat fact sheet also be developed prior to the training program and distributed at the training program to all contractors, employers and other personnel involved with the construction of the Projects. Specifically, the program should also include:
 - a. Measures to prevent indirect impacts during construction activities should be covered, including delivery, storage, and usage of construction materials and chemicals as they relate to the protection of adjacent aquatic habitat.

- b. Training materials should include laws and regulations that protect sensitive biological resources, the consequences of non-compliance with those laws and regulations and a contact person (i.e. construction manager, biological monitor, and City's Project manager) in the event that protected biological resources are affected.

The City shall notify the approved biologist in advance of the kick-off meeting and any subsequent meetings that may take place if additional contractors are employed during additional construction projects of the project. A sign in sheet will be circulated for signatures to all personal that attend the workers educational training to confirm that program materials were received and that they understand information presented

- E. **Requirements Prior to Permit Issuance.** The Applicant shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

- 1. **Community Development Department.**

- a. **Written Agreement.** Provide the written instrument that includes all of the conditions identified in Condition B "Written Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Archaeological Monitoring Contract. (MMRP CUL-2, CUL-3),** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Archaeological Survey Report prepared for this site by Dudek, dated May 2015. The contract shall be subject to the review and approval of the Environmental Analyst.

The archaeologist's monitoring contract shall include the provisions identified in condition F.2.c "Requirement for Archaeological Resources" below.

- c. **Requirement for Archaeological Resources. (MMRP CUL-1, CUL-7)**
The following information shall be printed on the site plan:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

- d. **Contract with Biologist. . (MMRP BIO-17)** Submit a contract with a City approved qualified biologist for monitoring and reporting during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal, and ground clearance in the areas identified in the in the Biological Resource Assessment Report (Dudek 2015) and specified in both the EIR Addendum and MMRP prepared for the Desalination Plant reactivation. The contract shall be subject to the review and approval of the Environmental Analyst.
- e. The scope of the biologist’s monitoring and reporting contract shall include the provisions identified in “Conclusions and Recommendations” from the Biological Assessment Report referenced above.
- f. **No-Rise Certificate.** The Applicant shall provide a Base Flood Elevation and show compliance with applicable flood proofing as required by SBMC §22.24.160 prior to issuance of a Building Permit.
- g. **Contractor and Subcontractor Notification.** The Applicant shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
- h. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

i. **Signed:**

Applicant	Date	License No.
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Applicant and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Riparian Protection. (MMRP BIO-15)** All construction-related activities, including, but not limited to demolition, construction, staging area, and access routes shall be located a minimum of 50-feet from riparian habitat associated with Laguna Channel and El Estero Swale, when possible. In locations where the construction activities encroach within this buffer, it is important to provide further protection to riparian vegetation and the wetland and aquatic habitats of Laguna Channel to the greatest extent possible. Specifically, these protection measures shall include the following:
 - a. The Contractor shall establish a temporary barrier between riparian habitat using highly visible construction fencing to ensure that trees and other vegetation are visible during construction. It is recommended that the fencing be placed along the access road, just to the west of the curb.
 - b. The Contractor shall install road signs along the western access route that notify drivers of sizeable vehicles/construction equipment (cranes, drilling rigs, water and concrete trucks, etc.) that sensitive riparian trees and vegetation occur adjacent to the road and work site.
 - c. When sizeable construction equipment is working near riparian vegetation, it is highly encouraged that flaggers are utilized to assist in equipment positioning to avoid riparian impacts during construction activities.
 - d. If direct impacts to riparian vegetation cannot be avoided, a CDFW Streambed Alteration Agreement (SAA) pursuant to Section 1600 et seq. of the California Fish and Game Code should be acquired before initiation of construction.
2. **Best Management Practices (BMPs). (MMRP BIO-14)** The Contractor shall install appropriate BMPs to control sediment, coarse particles, concrete, and other materials exposed during demolition and drilling to protect aquatic, wetland, and riparian habitats adjacent to construction site. Erosion control measures should be implemented to prevent runoff of these materials into Laguna Channel and El Estero

Swale. Silt fencing, straw bales, and/or sand bags should be used in conjunction with other methods to prevent turbid waters from entering stream channels.

During construction activities, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing will not be allowed in locations where the tainted water could enter Laguna Channel or El Estero Swale.

3. **Siltation Control Measures (MMRP GEO-1)** Standard siltation control measures including control of offsite drainage and runoff are required at the sites during construction to minimize impacts related to earthwork.
4. **Erosion/Sedimentation Control Measures - Site Specific (MMRP GEO-2)** Particular attention shall be given to avoiding disturbance of the banks of Laguna Channel by stipulating that construction workers and activities stay outside of flagged setback areas adjacent to the eastern side of Laguna Channel to avoid bank erosion and/or sedimentation.
5. **Sedimentation Control Measures (MMRP WQ-3)** Sediment control measures shall be implemented, as necessary, during site preparation activities if runoff is occurring. Measures to be implemented, as warranted by conditions, include control of offsite drainage and filtering of drainage using hay bales, sediment traps, or other means.
6. **Water Quality / Biological Monitoring (MMRP WQ-5)** The City, shall, in conjunction with the RWQCB develop an appropriate monitoring program which will protect marine water quality and the environment. A baseline study shall be conducted prior to desalination plant start-up and quarterly marine water quality /biological monitoring shall be conducted in accordance with RWQCB requirements during the operational phase.
7. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering Divisions, Community Development Department Building and Planning Divisions, the Creeks Division, the approved Biologist, Contractor and each Subcontractor.
8. **Construction Storage / Staging.** Construction vehicle / equipment / materials storage and staging shall be done on-site. No parking or storage shall be permitted within the identified "no disturbance buffer" adjacent to the Laguna Creek Channel, unless specifically permitted by the Creeks Division.
9. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site.

10. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the 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.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days 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.
 - d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, 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 land use clearance for map recordation and land use clearance for finish grading of the structure.
 - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
 - h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
 - j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
 - k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
 - m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
 - o. The engine size of construction equipment shall be the minimum practical size.
 - p. 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.
11. **Asbestos & Lead-Containing Materials.** Pursuant to Air Pollution Control District (APCD) Rule 1001, the applicant is required to complete and submit an Asbestos Demolition / Renovation Notification form for each regulated structure to be demolished or renovated. The completed notification shall be provided to the Santa Barbara County APCD with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. Any abatement or removal of asbestos and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Disposal of material containing asbestos and/or lead shall be in sent to appropriate landfills that are certified to accept this material.
 12. **Biological Resources Minimization Monitoring Compliance Reports.** The City-approved biologist shall submit a report at time of project completion regarding required Minimization Measures compliance to the Community Development Department.
 13. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental

Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

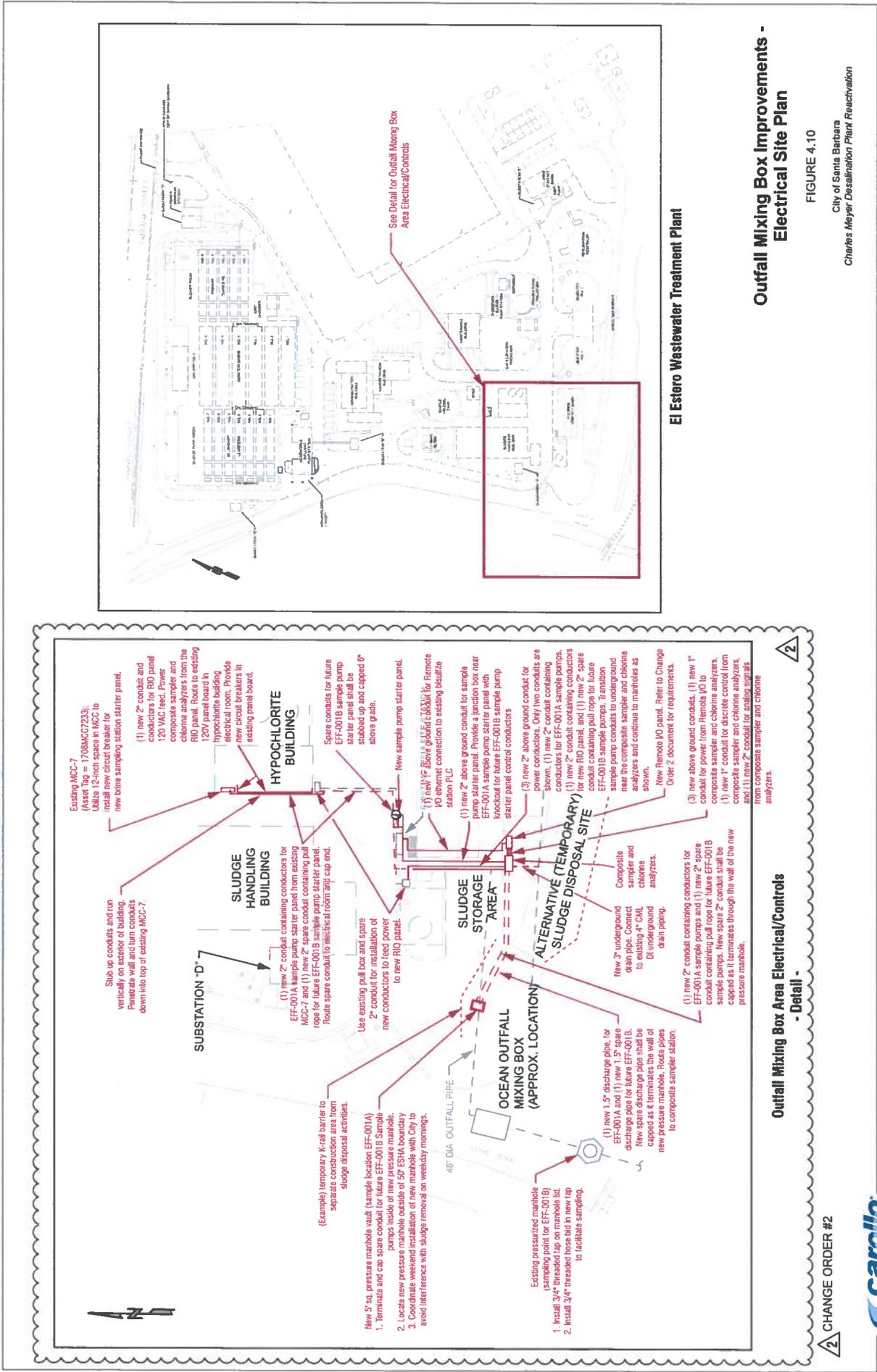
G. General Conditions

1. **Compliance with Requirements.** All requirements of the City of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 and any amendments thereto (16 Uq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.

II. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.



Existing MCC-7
(Asset Tag = 1708MCC7233);
Utilize 12-inch space in MCC to
install new circuit breaker for
new brine sampling station starter panel.

(1) new 2" conduit and
conductors for RIO panel
composite sampler and
chlorine analyzers from the
120 VAC feed. Power
conductors from the
120 VAC feed to existing
electrical room. Provide
new circuit breakers in
existing panel board.

HYPOCHLORITE BUILDING

Spare conductors for future
EFF-001B sample pump
starter panel shall be
stubbed up and capped 6"
above grade.

New sample pump starter panel.

(1) new 1/2" above ground conduit for remote
VO element connection to existing basella
station PLC

(1) new 2" above ground conduit for sample
pump starter panel. Provide a junction box near
EFF-001A sample pump starter panel with
knockout for future EFF-001B sample pump
starter panel control conductors

(3) new 2" above ground conduit for
power conductors. Only two conductors are
shown: (1) new 2" conduit containing
conductors for EFF-001A sample pumps,
(1) new 2" conduit containing conductors
for new RIO panel, and (1) new 2" spare
conduit containing pull rope for future
EFF-001B sample pumps. Transition
sample pump conductors to underground
near the composite sampler and chlorine
analyzers and continue to manholes as
shown.

New Remote VO panel. Refer to Change
Order 2 document for requirements.

(3) new above ground conduits, (1) new 1"
conduit for power from Remote VO to
composite sampler and chlorine analyzers,
(1) new 1" conduit for pull rope from
composite sampler and chlorine analyzers,
and (1) new 2" conduit for analog signals
from composite sampler and chlorine
analyzers.

SLUDGE HANDLING BUILDING

Stub up conduits and run
vertically on exterior of building.
Penetrate wall and turn conduits
down into top of existing MCC-7.

(1) new 2" conduit containing conductors for
EFF-001A sample pump starter panel from existing
MCC-7 and (1) new 2" spare conduit containing pull
rope for future EFF-001B sample pump starter panel.
Route spare conduit to electrical room and cap end.

SLUDGE STORAGE AREA

Use existing pull box and spare
2" conductors to feed power
to new RIO panel.

**ALTERNATIVE (TEMPORARY)
SLUDGE DISPOSAL SITE**

Composite
sampler and
chlorine
analyzers.

New 3" underground
drain pipe. Connect
to existing 4" OML
DI underground
drain piping.

(1) new 2" conduit containing conductors for
EFF-001A sample pumps and (1) new 2" spare
conduit containing pull rope for future EFF-001B
sample pumps. New spare 2" conduit shall be
capped as it terminates through the wall of the new
pressure manhole.

**OCEAN OUTFALL
MIXING BOX
(APPROX. LOCATION)**

(1) new 1.5" discharge pipe, for
EFF-001A and (1) new 1.5" spare
discharge pipe for future EFF-001B.
New spare discharge pipe shall be
capped as it terminates the wall of
new pressure manhole. Route pipes
to composite sampler station.

Existing pressurized manhole
(sampling point for EFF-001B)
1. Install 3/4" threaded tap on manhole lid.
2. Install 3/4" threaded hose bid in new tap
to facilitate sampling.

New 5' sq. pressure manhole vault (sample location EFF-001A)
pumps outside of 57' ESHA boundary.
1. Terminate and cap spare conduit for future EFF-001B Sample
pumps outside of 57' ESHA boundary.
2. Locate new pressure manhole vault outside of 57' ESHA boundary.
3. Coordinate weekend installation of new manhole with O&M to
avoid interference with sludge removal on weekday mornings.

(Example) temporary K-rail barrier to
separate construction area from
sludge disposal activities.

46" DIA OUTFALL PIPE

**Outfall Mixing Box Area Electrical/Controls -
Detail**

CHANGE ORDER #2



El Estero Wastewater Treatment Plant

FIGURE 4.10

City of Santa Barbara
Charles Meyer Desalination Plant Reactivation



City of Santa Barbara

Public Works Department

www.SantaBarbaraCA.gov

October 14, 2015

Main Office

630 Garden Street
P.O. Box 1990
Santa Barbara, CA
93102-1990

City of Santa Barbara, Community Development
Attn: Mr. Steven Greer
630 Garden Street
Santa Barbara, California 93102

Administration

Tel: 805.564.5377
Fax: 805.897.2613

SUBJECT: Brine Box Sampling Station Project – DART/CDP Submittal

Dear Mr. Greer:

Engineering

Tel: 805.564.5363
Fax: 805.564.5467

This letter, and the attached materials, has been prepared for our DART and CDP Application for the Brine Box Sampling Station Project. We look forward to working with you closely to ensure a successful outcome for the subject Project application.

Facilities

Tel: 805.564.5415
Fax: 805.897.2577

I. Project Description

Street Maintenance

Tel: 805.564.5413
Fax: 805.897.1991

Transportation

Tel: 805.564.5385
Fax: 805.564.5467

Water Resources

Tel: 805.564.5387
Fax: 805.897.2613

- A. Introduction: A coastal development permit is being sought by the City of Santa Barbara, Public Works Division, for the construction of a brine box effluent sample pump and discharge conduit to automate effluent sampling station operations, which are required to demonstrate compliance with the City's ocean outfall permit (NPDES No. CA0048143). Brine is discharged from the desalination plant to a brine mixing basin located on the southwest corner of the El Estero Wastewater Treatment Plant (EWWTP) property (Figure 1; Figure 2; Figure 3). The structure is used to mix brine with effluent before the co-mingled flows discharge to the City's ocean outfall. No structural changes are proposed for the existing brine mixing basin. To meet current Regional Water Quality Control Board (RWQCB) requirements for brine sampling, which is currently planned to be conducted by hand downstream of the existing mixing basin, Public Works is proposing to automate the co-mingled effluent/brine sampling system in near proximity to the existing mixing basin. Additionally, flow metering (SCADA) equipment and communications to the south wall of the chlorine contact basins, located on the EWWTP to the east of the trenching site, will occur as a component of the Project.

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DUDEK

FIGURE 1
Regional Vicinity

Brine Box Sampling Station Project



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SOURCE: USGS Topo 7.5 Minute Series - Santa Barbara Quadrangle
Township 4N / Range 27 W / Section 23

DUDEK

FIGURE 2
Project Site Location
Brine Box Sampling Station Project

- B. Square Footage of Existing and Proposed Structures: To implement the project, 580 square feet (0.01 acres) of trenching and earth moving will occur within the 0.35 acre Project Site (Figure 4; Exhibit 1; Exhibit 3). Approximately 0.25 acre of the total 0.35 acre Project Site is within the 50 foot tree-line buffer from the Laguna Channel. Additionally, a 6,600 square foot staging and storage area is proposed in already developed areas east of the proposed construction area (Exhibit 1).
- C. Proposed Grading: Approximately 580 square feet of land disturbance are estimated to occur, which shall entail approximately 10-15 cubic yards of soil displaced. The trenched area and removed soil is expected to be used as backfill in the trench location, and therefore will be balanced on site. Soil removed during trenching activities will be placed in a temporary staging location on paved areas, and will be covered daily (Exhibit 1).
- D. Land Use: The Project is situated on the EEWWTP property, and is therefore surrounded by utilities associated with the treatment of wastewater. North of the EEWWTP utilities, land use area consists of Highway 101 and general industrial uses, including a roofing supply company and storage facility. To the northeast, several large industrial and commercial buildings border the EEWWTP. A railway corridor borders the southern portion of the EEWWTP, with Chase Palm Park falling immediately south of the railway corridor. To the west of the Project site is the Laguna Channel, which connects to the ocean via Mission Creek Lagoon. Portions of the Project, limited to the conduit and installation of sample pumps inside an existing pressure manhole, are adjacent and within 50 feet of the Laguna Channel. All other project features are located outside of any established buffer areas associated with Laguna Channel. Bordering the Channel to the west are hotel and residential land use areas. The attached Coastal Zone Land Use Designations map (Figure 3) depicts land use districts outside of the EEWWTP to the north, south, east and west.
- E. The Project or the implementation of the Project does not include the following areas of concern (as outlined in the DART application process):
- i. Exterior lighting
 - ii. Smoke or odors
 - iii. Creation of a new noise source
 - iv. Recreational trails or easements

II. Permits

A. Coastal Development Permit (CDP): CDP information forms are attached and included as part of this DART submittal. The California Coastal Commission regulates coastal development in the City of Santa Barbara through the certified local coastal plan.¹ A local coastal plan (LCP) is a document which describes local government's land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements of and implement the provisions of the Coastal Act at the local level. The LCP is currently being updated by the City of Santa Barbara's Community Development Department.

Due to the proximity of the Project to the Laguna Channel (Figure 4), the following items are outlined in the *Charles Meyer Desalination Facility Biological Assessment*² and are recommended to protect adjacent sensitive habitat:

- The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, and, where feasible, restored.
- The Contractor shall establish a temporary barrier between riparian habitat using highly visible construction fencing to ensure that trees and other vegetation are visible during construction. It is recommended that the fencing be placed along the access road, just to the west of the curb.
- The Contractor shall install road signs along the western access route that notify drivers of sizeable vehicles/construction equipment that sensitive riparian trees and vegetation occur adjacent to the road and work site.
- Direct impacts to the Laguna Channel and riparian trees are highly unlikely, and BMPs, informational signs and contractor education will all aid in the prevention of incidental direct impacts to the sensitive habitat.
- When sizeable construction equipment is working near riparian vegetation, flaggers and biological monitors shall be utilized to assist in equipment positioning to avoid riparian impacts during construction activities.

¹ City of Santa Barbara 2004. The City of Santa Barbara Local Coastal Plan. Created May 1981, amended July 1994, and amended November 2004. Santa Barbara, California.

² Dudek 2015. Charles Meyer Desalination Facility Biological Assessment. Prepared for the City of Santa Barbara, Public Works Department. Santa Barbara, California.



City of Santa Barbara
Coastal Zone
Land Use Designations



Scale: 1" = 12,500'

Map 1983, Santa Barbara
 California V.P.P.C. 0005 (Rev. 0)

FIGURE 3
Coastal Zone Land Use Designations

Brine Box Sampling Station Project

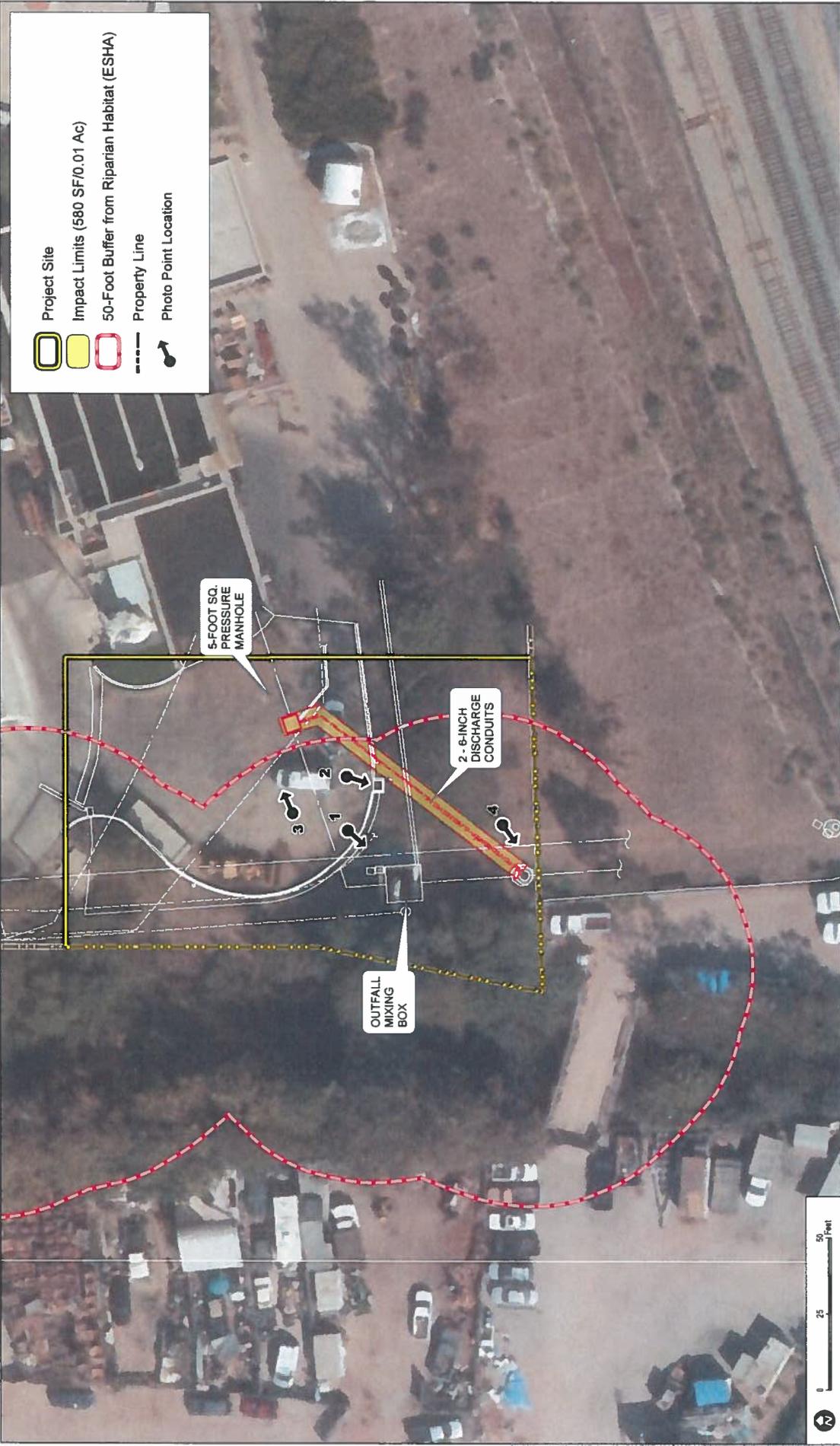


FIGURE 4
Project Site and Impacts Map

Brine Box Sampling Station Project





Photo Point 1: Existing outfall mixing box



Photo Point 2: Existing stormdrain to be protected during



Photo Point 3: Proposed conduit trenching area

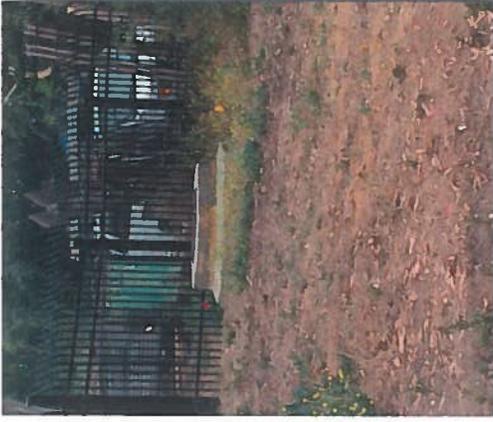


Photo Point 4: Proposed enlarged manhole and conduit

The project has been designed to ensure consistency with the policies of the California Coastal Act and the goals and implementing policies of the City's Local Coastal Plan, and the zoning ordinance. We believe there is sufficient information within the attached application and related materials for the Planning Commission to make the necessary findings and approve the requested Coastal Development Permit

III. Background Information and Studies Performed

- A. **Biological Studies:** Biological studies have been performed on site as a component of the Charles Meyer Desalination Facility Project. Biological assessments are detailed in the *Charles Meyer Desalination Facility Biological Assessment*² and depicted in Exhibit 2. A due diligence review of the site was also conducted on July 8, 2015.

IV. Construction Details and Utilities

- A. **Construction:** Construction of the new brine sampling pump and effluent conduit would require approximately 2 to 5 construction personnel on the EEWWTP site for trenching and excavation purposes, up to a maximum of 2 weeks. A backhoe is proposed for excavation activities within the paved turn-around and extending southwest to the existing pressure manhole located south of the outfall mixing box. Hand trowels would be used as needed to avoid impacts to existing utilities, including EEWWTP storm drain and sludge wash down areas. For work conducted within the 50-foot buffer from Laguna Channel, a biological monitor would be present on site to ensure adherence to BMPs and avoid impacts to riparian vegetation.
- B. **Operations:** The combined desalination brine discharge and El Estero effluent discharge shall be sampled at the manhole, downstream of the outfall mixing box. In order to collect the samples, a 2-inch conduit containing conductors for sample pumps and a 1.5-inch discharge pipe needs to be constructed from the downstream manhole (Exhibit 3). Sample pumps will be installed inside the existing pressure manhole (Exhibit 4).
- C. **Electrical Utilities:** Plant facility piping and electrical distribution banks run underground through several corridors on site at the EEWWTP. Some replacement of power and communication cables is anticipated within the existing duct bank to enable the sample pump.
- D. **Water and Sewer Services:** Water or sewer services will not be required as a component of Project implementation or operations once the conduit and manhole are installed.

V. Storm Water Management

- A. **New and Replaced Surface:** The proposed Project conduit would be located approximately 6 feet below grade, and the new pressure manhole would be at-grade within an existing paved turn-around area near the EEWWTP sludge drying beds. No new pervious surfaces are proposed. Soil removed during trenching activities will remain on site and be used to backfill the trenched areas (i.e., construction site will be balanced). Piled soil will be placed in a temporary staging location on paved areas, and will be covered daily (Exhibit 1). The staging area will be to the east of the construction area, utilizing 6,600 sq. foot area of existing developed portions of the EEWWTP.
- B. **Drainage Conveyance:** The Project will not result in any changes to ambient flow or storm water contributions to Laguna Channel.³ Storm water will continue to enter Laguna Channel during storm events through established storm drains and underground piping (Figure 4; Figure 5). Post-project water levels and ambient chemistry within the Laguna Channel will not change due to implementation of the Project.

Despite minimal ground disturbance from the proposed Project, the site will still be subject to follow the Construction General Permit (CGP) requirements due to its presence within a larger common plan of development. Per the CGP and prior to the construction phase of the Project, a Storm Water Pollution Prevention Plan (SWPPP) will be developed and submitted to the City for review and approval. The SWPPP will direct the Contractor to implement appropriate BMPs to control sediment, coarse particles, concrete, and other materials exposed during demolition and drilling to protect aquatic, wetland, and riparian habitats adjacent to the construction site. Erosion control measures will be implemented to prevent runoff of these materials into Laguna Channel and the associated storm drain. Silt fencing, straw wattles, and/or gravel bags will be used in conjunction with other methods to prevent turbid waters from entering stream channels. The SWPPP will direct that washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing will not be allowed in locations where the tainted water could enter Laguna Channel. An existing manhole is present northeast of the

³ Dudek 2015. Charles Meyer Desalination Facility Biological Assessment. Prepared for the City of Santa Barbara, Public Works Department. Santa Barbara, California.

construction area (Figure 4; Figure 5). Also present in this area is an existing electrical duct bank. Both of these utilities will be protected in place utilizing a combination of gravel bags and fiber rolls.

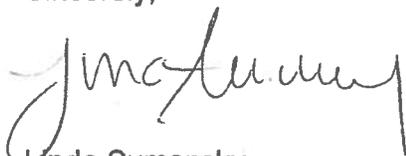
- C. Tier 3 Upgrades: The EEWTP site will be updating all on-site facilities to be compliant with the City's Tier 3 Storm Water Management Program requirements. The proposed Project site is located on a portion of the EEWTP that will be incorporated into the updated Tier 3 standards.

VI. Hazardous Materials

- A. Use and Disposal of Hazardous Materials: The proposed Project would not involve use or disposal of hazardous materials.
- B. Environmental Site Assessments: An updated Hazardous Materials Business Plan is being developed for the larger EEWTP project site, and will incorporate the proposed Project area. During construction activities, construction equipment will be located on site and would require refueling. Per the updated Hazardous Materials Business Plan and the developed SWPPP, any fueling activities will occur only in the designated staging area, where polluted materials can be contained for subsequent removal from the site.
- C. Hazardous Waste and Substances Statement: A signed copy of the Hazardous Waste and Substances statement is included with this submittal package.

Please do not hesitate to contact me, or Alison Evans with Dudek, agent acting on behalf of Public Works at (805) 963-0651 with any questions and/ or concerns. We look forward to the application being deemed complete and to working with Staff to successfully and expeditiously entitle this Project.

Sincerely,



Linda Sumansky
Principal Civil Engineer

Att.: *Figure 1 Regional Vicinity*
Figure 2 Project Site Location
Figure 3 Coastal Zone Land Use Designation

RELATED LOCAL COASTAL PLAN POLICIES
520 E. Yanonali Street
Effluent Sampling Stations

GENERAL POLICIES

Policy 1.1 The City adopts the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Policy 1.2 Where policies within the land use plan overlap, the policy which is the most protective of the resources, i.e. water, air, etc. shall take precedence.

Policy 1.3 Where there are conflicts between the policies set forth in the land use plan and those set forth in any other element of the City's existing General Plan or existing regulations, the policies of the land use plan take precedence.

WATER AND MARINE ENVIRONMENTS POLICIES

General Biotic Resources

Policy 6.1 The city, through ordinance, resolutions, and development controls, shall protect, preserve, and, where feasible, restore the biotic communities designated in the City's Conservation Element of the General Plan and any future annexations to the City, consistent with PRC Section 30240.

Policy 6.2 The City will support and encourage the enforcement of all laws enacted for the purposes of preserving and protecting marine resources, maintaining optimum populations of marine organisms and maintaining the quality of the marine environment for the protection of human health.

Creek Environments

Policy 6.8 The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.

Policy 6.9 The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

Policy 6.10 The City shall require a setback buffer for native vegetation between the top of the bank and any proposed project. This setback will vary depending upon the conditions of the site and the environmental impact of the proposed project.

OCEAN DEPENDENT ACTIVITIES POLICIES

Policy 7.5 Land area inland of the proposed easterly breakwater shall be designated to permit and encourage ocean-oriented industrial uses.

VISUAL QUALITY POLICIES

Policy 9.1 The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;
- (4) Developing a system to evaluate view impairment of new development in the review process.

Policy 9.3 All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

Charles Meyer Desalination Facility Reactivation Project Mitigation Monitoring and Reporting Program

**Table 1
Mitigation Monitoring and Reporting Program**

MMRP Mitigation No.	Original Mitigation Identifier	Mitigation Measures	Method of Verification	Timing of Verification			Completed		Responsible Party	Comments
				Pre Const.	During Const.	Post Const.	Initials	Date		
BIO-11	Minimization of Effects to Snowy Plover Critical Habitat 2	Beach sand maintenance or replacement. During the Actions, all efforts will be made to not disturb sand substrates more than is required for access to the weir box and activities within the fenced work areas. During the Actions, beach sand paths uses to access the weir box will be maintained or piled and replaced after activities are completed. After the Actions are completed at the weir box, the disturbed sand (both around the weir box and paths used to access the work area) will be replaced. The replacement of sand will include raking and leveling the sand back to pre-activity condition or replacing any sand that was piled during work activities.	Site Inspection		X				DBO Contractor	
BIO-12	Avoidance of Nesting Birds under the Migratory Bird Treaty Act of 1918, 1	Pre-Action Nesting Bird Survey. A pre-Action survey for nesting birds should be conducted by a qualified biologist to determine if active nests of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 300 feet of the maintenance/repair zone. The survey should be conducted within one week prior to initiation of Actions that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March 1 through August 30).	Survey Report and Site Inspection	X	X				DBO Contractor	
BIO-13	Avoidance of Nesting Birds under the Migratory	Nesting Bird Buffers and Requirements. If active nests are found, a no activity buffer shall be established at a minimum of 100-foot (this distance may be greater depending on the bird species and activity, as determined by the biologist) around the nest site where it overlaps with	Site Inspection			X			DBO Contractor	

Charles Meyer Desalination Facility Reactivation Project Mitigation Monitoring and Reporting Program

**Table 1
Mitigation Monitoring and Reporting Program**

MMRP Mitigation No.	Original Mitigation Identifier	Mitigation Measures	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
	Bird Treaty Act of 1918, 2	work areas. Activities within no-maintenance buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. In addition, all active nests shall be mapped with a GPS unit and nest locations with 100-foot buffers overlain on aerial photographs to provide regular updated maps to inform the Project manager/engineer and maintenance crew of areas to avoid. The City-appointed biologist should also serve as a compliance monitor during the breeding season to ensure that there are no inadvertent impacts to nesting birds.							
BIO-14	Avoidance of Indirect Biological Effects 1	<p><u>Best Management Practices (BMPs)</u>. The Contractor will implement appropriate BMPs to control sediment, coarse particles, concrete, and other materials exposed during demolition and drilling to protect aquatic, wetland, and riparian habitats adjacent to construction site. Erosion control measures will be implemented to prevent runoff of these materials into Laguna Channel and El Estero Swale. Silt fencing, straw bales, and/or sand bags will be used in conjunction with other methods to prevent turbid waters from entering stream channels. During construction activities, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing will not be allowed in locations where the tainted water could enter Laguna Channel or El Estero Swale.</p>		X		DBO Contractor			

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				Pre Const.	During Const.	Post Const.		Initials	Date
BIO-15	Avoidance of Indirect Biological Effects 2	<p>Wetland and Riparian Protection. All construction-related activities, including, but not limited to demolition, construction, staging area, and access routes will be located a minimum of 50-feet from riparian habitat associated with Laguna Channel and El Estero Swale, when possible, in locations where the construction activities encroach within this buffer, further protection to riparian vegetation and the wetland and aquatic habitats of Laguna Channel should be implemented. Specifically, these protection measures will include the following:</p> <ul style="list-style-type: none"> a. The Contractor will establish a temporary barrier between riparian habitat using highly visible construction fencing to ensure that trees and other vegetation are visible during construction. It is recommended that the fencing be placed along the access road, just to the west of the curb. b. The Contractor will install road signs along the western access route that notify drivers of sizeable vehicles/construction equipment (cranes, drilling rigs, water and concrete trucks, etc.) that sensitive riparian trees and vegetation occur adjacent to the road and work site. c. When sizeable construction equipment is working near riparian vegetation, it is highly encouraged that flaggers are utilized to assist in equipment positioning to avoid 	Site Inspection		X		DBO Contractor		

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		<p>riparian impacts during construction activities</p> <p>d. If direct impacts to riparian vegetation cannot be avoided, a CDFW Streambed Alteration Agreement (SAA) pursuant to Section 1600 et seq. of the California Fish and Game Code will be acquired before initiation of construction. This SAA will add additional costs and time, thus it is beneficial to the fast-paced track of this Project to avoid riparian vegetation. The SAA is further discussed in mitigation measure BIO-5 (Streambed Alteration Agreement).</p>											
BIO-16	Avoidance of Indirect Biological Effects 3	<p>Workers Educational Training. Prior to the initiation of any site disturbance and/or construction activities, all personnel associated with the Project will attend a worker education training program (program) conducted by a qualified biologist. In general, it is recommended that the program discuss tidewater goby and Western pond turtle habitat preference(s), occupied habitat in the area, life histories, law and regulations, as well as potential construction impacts and protection measures, and project limits. Protections and regulations for the Leguna Channel, the riparian habitat, and nesting birds will also be included in the program. It is recommended that a species and habitat fact sheet also be developed prior to the training program and distributed at the training program to all contractors, employers and other</p>				X				DBO Contractor			

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		<p>personnel involved with the construction of the Projects. Specifically, the program will also include:</p> <p>a. Measures to prevent indirect impacts during construction activities will be covered, including delivery, storage, and usage of construction materials and chemicals as they relate to the protection of adjacent aquatic habitat.</p> <p>b. Training materials will include laws and regulations that protect sensitive biological resources, the consequences of non-compliance with those laws and regulations and a contact person (i.e. construction manager, biological monitor, and City's Project manager) in the event that protected biological resources are affected.</p> <p>The City will notify the qualified biologist in advance of the kick-off meeting and any subsequent meetings that may take place if additional contractors are employed during additional construction projects of the project. A sign in sheet will be circulated for signatures to all personnel that attend the workers educational training to confirm that program materials were received and that they understand information presented.</p>								
BIO-17	Avoidance of Indirect Biological Effects 4	Compliance Monitoring. The City will retain a qualified biologist to monitor installation, operations, and compliance of recommended measures BIO-3 (Best Management Practices [BMPs]) and BIO-4 (Wetland and Riparian Protection).	Site Inspection		X		DBO Contractor			

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BIO-18	Requirements for any Direct Effects on Jurisdictional Waters 1	Streambed Alteration Agreement. The applicant will consult with the California Department of Fish and Wildlife (CDFW) to obtain a Streambed Alteration Agreement from the CDFW pursuant to Section 1600 et seq. of the California Fish and Game Code for any impacts associated with vegetation removal or bank disturbance (within top of bank) within or adjacent to Laguna Channel. The SAA will ensure reasonable measures are included to protect resources within the area of impact.	Plan Review	X			DBO Contractor			
BIO-19	Offshore Intake Facilities 1	The following measures apply to both initial construction of Reactivation Actions, as well as ongoing maintenance: <ol style="list-style-type: none"> 1. If possible, only clean the top rim and interior surfaces. This would allow the macrofouling community on the outer surfaces to continue to provide habitat for small fishes and invertebrates. 2. Remove any large slow-moving macroinvertebrates to the hard reef area adjacent to Intake B, where feasible. These would include sea urchins, sea cucumbers, sea stars, giant keyhole limpets, and large snails. 3. Cut and bag any large kelp plants to avoid the creation of large drift that could foul boat props. The bags could be moved to the surface and disposed of further offshore or at a landfill. 	Site Inspection		X	X	DBO Contractor			

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MEIRP Mitigation No.	Original Mitigation Identifier	Mitigation Measures	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
				Pre Const.	During Const.	Post Const.		Initials	Date	
Cultural Resources										
1991 EIR Measures										
CUL-1	3.10-1	direction and increase distance from the whale until the whale has either left the area or until the distance is sufficient to reduce stress displayed by the whale.	Site Inspection		X		DBO Contractor			
CUL-2	3.10-2	Due to the potential to encounter buried cultural resources, all contractors and construction personnel shall be alerted to the sensitivity of this area. If cultural features are exposed or suspected, work shall be promptly halted and a professional archaeologist and the Environmental Analyst will be consulted. For any excavation to a depth greater than 2 feet below surface, an archaeological monitor shall be retained to identify any track remnants or associated deposits. The archaeological monitor shall be given the right to halt or redirect grading/ excavation for a period that would enable accurate recording of locational information.	Site Inspection		X		DBO Contractor			
CUL-3	3.10-3	An archaeological monitor shall be retained during the excavation of the brine discharge line from a point 300 feet east of the intersection of the existing 48-inch sewage outfall line. The archaeological monitor shall be given the right to halt or redirect grading/ excavation for a period that would enable accurate recording of locational information.	Site Inspection		X		DBO Contractor			
CUL-4	3.10-4	Given the potential to encounter unrecorded offshore cultural resources, all contractors and construction personnel for the offshore construction components	Site Inspection		X		DBO Contractor			

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				Pre Const.	During Const.	Post Const.		Initials	Date	
CUL-5	APM	shall be alerted to the sensitivity of this area. If cultural features are exposed or suspected, work shall be promptly halted and a professional archaeologist and the Environmental Analyst will be consulted. Project design shall consider locating facilities in areas of previous disturbance, and the use existing pipelines and other equipment to the extent practicable to avoid ground disturbance.	Plan Review and Site Inspection	X	X		DBO Contractor			
CUL-6	1	Due to the potential to encounter buried paleontological resources, all contractors and construction personnel shall be alerted to the potential for resources, and if paleontological features are exposed or suspected, work shall be promptly halted and a professional paleontologist and the Environmental Analyst will be consulted.	Site Inspection		X		DBO Contractor			
Reactivation Measures										
CUL-7	1	If human remains are unearthed during construction, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98.	Site Inspection		X		DBO Contractor			
Geology and Soils										
1991 EIR Measures										
GEO-1	3.2-1	Standard siltation control measures including control of offsite drainage and runoff are required at the sites during construction to minimize impacts related to earthwork.	Site Inspection		X		DBO Contractor			

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GEO-2	3.2-2	Particular attention shall be given to avoiding disturbance of the banks of Laguna Channel by stipulating that construction workers and activities stay outside of flagged setback areas adjacent to the eastern side of Laguna Channel to avoid bank erosion and/or sedimentation	Site Inspection		X		DBO Contractor			
GEO-3	3.2-3	The proposed project facilities shall be designed in accordance with the recommendations in the Geotechnical Study as well as for Seismic Zone IV recommendations in the UBC.	Plan Review	X			DBO Contractor			
GEO-4	APM	Design and construct all onshore and offshore facilities in accordance with applicable building codes (Seismic Zone IV), including consideration of seismic, liquefaction/ settlement, tsunami, and other geologic hazards, as appropriate.	Plan Review	X			DBO Contractor			
Hazards and Hazardous Materials										
1891 EIR Measures										
HAZ-1	APM	Design, construct, and operate project facilities in accordance with applicable regulations including Article 80 of the Uniform Fire Code; chemical feed lines will be double contained to reduce accidental release potential; chlorine will only be handled in dilute (0.3%) aqueous solutions to reduce hazard. Chemical storage areas will be constructed with specially treated concrete containment structures.	Plan Review and Site Inspection	X		X	DBO Contractor			

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MHRP Mitigation No.	Original Mitigation Identifier	Mitigation Measures	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
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WQ-3	3.3-3	Sediment control measures shall be implemented, as necessary, during site preparation activities if runoff is occurring. Measures to be implemented, as warranted by conditions, include control of offsite drainage and filtering of drainage using hay bales, sediment traps, or other means.	Site Inspection		X		DBO Contractor			
WQ-4	3.3-4	Once estimates of dewatering requirements are available, appropriate handling and discharge plans shall be developed (if applicable), including consideration of water quality and quantities.	Site Inspection		X		DBO Contractor			
WQ-5	3.3-5	The City, shall, in conjunction with the RWQCB develop an appropriate monitoring program which will protect marine water quality and the environment. A baseline study shall be conducted prior to desalination plant start-up and quarterly marine water quality /biological monitoring shall be conducted in accordance with RWQCB requirements during the operational phase.	Site Inspection		X		DBO Contractor			
1994 EIR Measures										
WQ-6	5.5-1	Prior to distribution of desalinated water (other than small amounts which might result from short term operation for testing purposes), the City shall calculate the anticipated SAR and demonstrate that the water will not cause significant impact to vegetation, either on the basis of scientific information available at the time or by keeping the SAR at a level that is not significantly outside the range of SAR for other City water supplies. Testing of the water shall continue	Operational Compliance				DBO Contractor	X		

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		<p>during the period of use to monitor the SAR level. Treatment to improve the SAR shall be carried out to the extent feasible and as allowed by regulatory agencies, in particular the State Department of Health Services, Office of Drinking Water. Additionally, the City shall publish/sponsor public education brochures and/or forums which address proper irrigation practices to mitigate any potential adverse impacts to vegetation.</p>								

