

**Tom Fayram, President**  
**Julie Kennedy, Vice President**  
**Lisa Palmer, Director**  
**Greg Parks, Director**  
**Nina Storno, Director**



## LOS OLIVOS COMMUNITY SERVICES DISTRICT

**Posted: 11-9-2023**

### TECHNICAL SUBCOMMITTEE MEETING

**November 14, 2023 – 4:00 PM**

**St Mark's in the Valley Episcopal Church  
2901 Nojoqui Ave, Los Olivos CA 93441**

**Please observe decorum and instructions from the Subcommittee Chair**

**Subcommittee Members: President Fayram (Chair), Directors Parks, and General Manager Guy Savage**

This meeting will be held both in-person and electronically via Zoom Meetings. In person the meeting will be held at the following locations:  
St Mark's in the Valley Episcopal Church, 2901 Nojoqui Ave, Los Olivos CA 93441

The public will also be able to hear and participate electronically via Zoom by using the following links:

Zoom: <https://us06web.zoom.us/j/81937722522?pwd=SWpSU0RYZFliZTBLNGphZG41TGs4dz09>  
By Phone: +1 669 900 6833 US (San Jose) Meeting ID: 819 3772 2522 Passcode: 914085  
One tap mobile: +14086380968,,81937722522#,,,\*914085# US (San Jose)

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### MEETING AGENDA

#### **1. CALL TO ORDER**

President Fayram calls the meeting to order at 4:07 PM

#### **2. ROLL CALL**

Present: President Fayram, General Manager Savage

Absent: Greg Parks

#### **3. PUBLIC COMMENTS**

Members of the public may address the Subcommittee on any items of interest within the subject matter and jurisdiction of the Subcommittee but not on the agenda today (Gov. Code - 54954.3). The public may also request future agenda topics at this time. Speakers are limited to 3 minutes. Due to the requirements of the Ralph M. Brown Act, the District cannot take action today on any matter not on the agenda, but a matter raised during Public Comments may be referred to District staff for discussion and possible action at a future meeting.

President Fayram opens the floor to public comment.

No requests to speak.

#### **ADMINISTRATIVE ITEMS:**

All matters listed hereunder constitute an administrative / consent agenda and will be acted upon by a single vote of the Subcommittee. Matters listed on the Administrative Agenda will be read only on the request of a member of the Subcommittee, in which event the matter may be removed from the Administrative Agenda and considered as a separate item. A single public comment period will be heard for all the matters on the Administrative Agenda.

#### **4. MINUTES APPROVAL**

Approval of the minutes from September 7, 2023

President Fayram opens the floor to public comment.

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No requests to speak.

**Motion to approve the minutes from September 7, 2023**

**Motion by: President Fayram, second: General Manager Savage**

**Voice vote: 2-0**

**BUSINESS ITEMS:**

All matters listed hereunder will be acted upon separately and public comment will be held for each item. As a Subcommittee of the full Board of Directors, Business Items may include one or more recommendations for further discussion or action at a full Board of Directors meeting.

**5. UPDATE AND DISCUSSION ON REGEN 30% ENGINEERING DESIGN HYBRID COLLECTION CONTRACT**

The Subcommittee will discuss progress of the contract with REGEN related to complete a 30% engineering design of a hybrid collection solution. Any issues raised by the contract will also be discussed.

Tristian Bounds provides an overview of his progress. Discussion includes a question from Mr. Bounds regarding inclusion of the Los Olivos Elementary and Mattei's Tavern. Technical Subcommittee. Four initial cuts.

Mr. Tristian Bounds, REGEN, provides an update on activities to date. He notes that he has been working on organizational items such as Gantt charts, getting his team up to speed, looking at documentation, and so on. This has led him to four different analyses to be completed in the short term:

1. Utilizing the District provided zoning
2. Stantec design related to zones 1 and 2 being gravity (roughly 50 lots are impacted)
3. Zones 1-5 as effluent only
4. Zones 1-6 as effluent only (STEP)

Mr. Bounds asks whether Mattei's Tavern and Los Olivos Elementary should be included in the hydraulic evaluation. GM Savage and President Fayram provide direction that they should be included. That would provide the best apples-to-apples comparison.

**President Fayram opens the floor to public comment.**

No requests to speak.

President Fayram comments about parcels in the four initial cuts being proposed by REGEN make sense. He wonders aloud about those parcels on the "fringe" of each of the zones.

GM Savage notes that DE Pike has a copy of the water atlas from the Santa Ynez water district and that it will be delivered to REGEN.

DE Pike comments on peaking factors and how they impact system size. He is looking forward to hearing Mr. Bounds' input on peaking factors.

**6. DISCUSSION OF PAVING OCCURRING IN LOS OLIVOS AND POSSIBLE USE OF THE STREET BY THE DISTRICT**

A member of the public notified the District that there is some potential new paving of a street within the District and asked about the potential use of the street for District activities. The Subcommittee will discuss the email and related technical issues.

General Manager Savage notes that the District received notice of some potential paving. He brings up a map of the approximately 200 to 250 feet of road discussed, noting that the road is currently dirt.

President Fayram notes that percolation chambers, while they can be constructed below roads, it is not ideal. He adds that the County of Santa Barbara has stated that they will not allow such infrastructure below roads.

**President Fayram opens the floor to public comment.**

No requests to speak.

DE Pike comments that long and skinny is the least efficient approach for a basin such as disposal fields and collection ponds. He notes that usually want something long and wide, to take advantage of the sidewalls that are created.

**7. DISCUSSION OF TREATMENT OPTIONS**

The Subcommittee will discuss options for the treatment of wastewater for the District. Given the Regen contract, this discussion will focus heavily on Treatment options, including Membrane Bioreactor (MBR), connection to

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Solvang's treatment plant, and other solutions previously brought up by members of the public. President Fayram leads a discussion on connection to Solvang's plant. GM Savage notes that he did meet with City Manager Randy Murphy. He adds that the City of Solvang is open to us running a line to Solvang. The question for the District is at what cost? GM Savage comments that connection charges in Santa Ynez are roughly \$80,000 per home. He goes on to comment that assuming a similar connection charge, you still need to add roughly seven miles of pipe down Alamo Pintado. He clarifies that the distance to Solvang is roughly five miles, but two miles of new or upgraded pipe would still be needed to get to the plant itself. President Fayram notes that the initial conversations with Solvang didn't touch on a per home connection charge, but instead focused on a total flow volume. The subcommittee talks about doing "100,000 foot level" rough cost calculations versus a "30% design" on a connection. President Fayram then talks about some of the issues (creek crossing, flows) of a gravity flow line being run to Solvang. He asks Mr. Bounds about lengths that STEP lines can reasonably be run. Mr. Bounds responds that a hydraulic analysis would need to be done. It could be that larger pumps are required at each parcel in Los Olivos. He adds that there are concerns about the buildup hydrogen sulfide that can occur with extended lines, even under pressure. Discussion about flows continues. DE Pike adds that part of the original thinking was to "stage" the wastewater from Los Olivos somewhere near Solvang's triangle park on Alamo Pintado, then push the wastewater into Solvang's pipes during low use hours, such as late at night/early in the morning.

**President Fayram opens the floor to public comment.**

No requests to speak.

GM Savage comments that the subcommittee didn't really discuss MBR or other solutions and asks President Fayram if further discussion would be acceptable. He adds that after discussion, the President could go back out to public comment. With President Fayram's concurrence, GM Savage talks about the visit to Avila Beach to see the installed and active Cloacina MBR system. President Fayram chimes in, noting the lack of smell by the system and adds that he was only a couple of feet from the active treatment and could not smell anything. GM Savage then discussed the "passive" treatment solution raised by community members. President Fayram comments that one of the things he has heard related to getting grant funding is tied to the level of treatment completed – the higher the level, the more grant funding. He notes his interest in getting more information on MBR and how it can be tied to reuse of the resulting treated wastewater.

When asked by President Fayram, Ms. Thea Tyron comments when she last spoke to the community, more funding was available. Some of the funding has been taken away. She says it would be beneficial for the District to speak with the State Department of Finance (DOF), particularly as it relates to non disadvantaged communities. President Fayram comments about using locally elected representatives, both at the State and national levels, to help get funding.

Ms. Tyron responds to a question from GM Savage related to consolidation funds (eg. connecting to Solvang). She notes that funding is really focused on failing septic systems for disadvantaged communities.

**President Fayram reopens the floor to public comment.**

No requests to speak.

## **8. GENERAL DISCUSSION OF COLLECTION, TREATMENT, AND DISPOSAL OPTIONS**

The Subcommittee will discuss options for the collection, treatment, and disposal of wastewater for the District. Given the Regen contract, this discussion will focus heavily on Treatment options, including Membrane Bioreactor (MBR), connection to Solvang's treatment plant, and other solutions previously brought up by members of the public.

President Fayram notes that he does like having this on the agenda, even if there is no detailed conversation that has not already been had during today's meeting.

**President Fayram opens the floor to public comment.**

No requests to speak.

## **9. UPDATE AND DISCUSSION ON GROUNDWATER MONITORING WELLS GRANT AND WELL INSTALLATION AND TESTING**

The Subcommittee will discuss progress of the grant and/or implementation of three new groundwater monitoring wells and related wells testing. See the October 16, 2023 Regular Meeting agenda for the LOCSD Board of Directors for more details:

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<https://www.losolivoscisd.com/files/211066/36/2033-10-16-Packet+Los+Olivos+CSD+Regular+Meeting.pdf>

Discussion may cover finalizing locations of new wells, permitting coordination, subcontractors, County coordination, regulator interactions, and other activities related to the implementation and testing of the three new wells and testing of the District's two existing wells.

GM Savage comments that he and District Engineer Pike performed an initial walkthrough of the sites for the potential three new wells. He adds that an item on the 11/16 Regular Agenda for the Board of Directors will provide him and the President with the authority to sign documents and contracts, if approved. GM Savage notes that he does have a meeting next week with GSI to "kick off" the project off. GSI will be responsible for overseeing the contractor and performing on-going monitoring sampling.

**President Fayram opens the floor to public comment.**

No requests to speak.

#### **INFORMATIONAL ITEMS:**

All matters listed hereunder are informational only, no action will be taken, and public comment not received.

#### **10. SUBCOMMITTEE MEMBER COMMENTS**

Subcommittee members will give reports on any meetings that they attended on behalf of the Subcommittee and/or choose to comment on various Subcommittee activities. Subcommittee member requests for future agenda items may also be made at this time.

GM Savage – Notes that there is a meeting next week with the CCRWQCB. He also notes that he does have a short-list of contractors should the subcommittee and Board decide to let a contract for treatment solutions. President Fayram – Restates his on-going concern about treatment plant sizing. He notes that the system will be sized for a given flow in a community. His concern is that significant or unanticipated growth due to land use changes could significantly increase flows to the existing system. He comments that given the size of our community; significant increases could overwhelm the system. He and GM Savage agree that this should be agendaized for a future meeting, with the hope of getting County Planning to attend and discuss changes in zoning.

#### **11. ADJOURNMENT**

**Motion to adjourn at 4:54 PM**

**Motion by: GM Savage, second: President Fayram.**

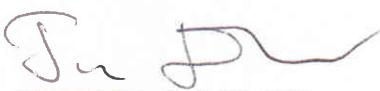
Voice vote 2-0

Respectfully submitted:



Guy W. Savage  
General Manager – Los Olivos Community Services District

Approved:



President Fayram  
Director – Los Olivos Community Services District