

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



**LOS OLIVOS COMMUNITY SERVICES DISTRICT  
TECHNICAL SUBCOMMITTEE MEETING**

**Posted: 12-7-2023**

**December 11, 2023 – 8:45 AM**

**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

### 2. ROLL CALL

### 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.

### 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 November 14, 2023.

### 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.

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**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.

**6. 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 Solvang’s treatment plant, and other solutions previously brought up by members of the public.

**7. 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.

**8. 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:

<https://www.losolivoscsd.com/files/211066245/2023-10-16+Packet+Los+Olivos+CSD+Regular+Meeting.pdf>

Discussion may cover finalizing locations of new wells, project 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.

**9. CONSIDERATION OF A LETTER TO THE CITY OF SOLVANG REGARDING LOCSD CONNECTION TO THE CITY’S WASTEWATER TREATMENT PLANT AND RELATED INFRASTRUCTURE**

The Subcommittee will discuss a letter to the City of Solvang regarding the possibility of connecting to the City’s wastewater treatment infrastructure. The City had previously sent a letter to the District regarding the topic. A letter from the District should be sent to the current City Council to reconfirm the City’s interest in having the District connect and to request that the City perform activities required to explore connection.

**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.

**11. ADJOURNMENT**

**ITEM 4 - MINUTES**

**MINUTES**

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



**LOS OLIVOS COMMUNITY SERVICES DISTRICT**  
**TECHNICAL SUBCOMMITTEE MEETING**  
**November 14, 2023 – 4:00 PM**  
**St Mark's in the Valley Episcopal Church**  
**2901 Nojoqui Ave, Los Olivos CA 93441**

**Posted: 11-9-2023**

**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:  
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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 Tryon 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 (DFA), 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.losolivoscsd.com/files/211066245/2023-10-16+Packet+Los+Olivos+CSD+Regular+Meeting.pdf>

Discussion may cover finalizing locations of new wells, project 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 11/15 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" the project off. GSI will be responsible for overseeing the contractor and performing on-going monitoring samples.

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

No requests to speak.

**INFORMATIONAL ITEMS:**

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**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 an 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

**ITEM 9 – CONNECTION TO CITY OF SOLVANG WWTP**

**CONNECTION TO CITY OF SOLVANG WWTP**



Thomas Fayram, Director  
Julie Kennedy, Director  
Lisa Palmer, Director  
Greg Parks, Director  
Nina Stormo, Director



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Guy Savage, General Manager

January 10, 2024

Honorable Mayor Mark Infanti  
Solvang City Hall  
1644 Oak Street  
Solvang, CA 93463

**SUBJECT: Los Olivos Community Services District interest in connection to the City of Solvang's wastewater treatment infrastructure**

Honorable Mayor Infanti and City Council,

The City of Solvang, through a letter dated September 19, 2018 (attached), asked the Los Olivos Community Services District (LOCSD) if it would be interested in discussing the possibility of purchasing treatment capacity at the Solvang Wastewater Treatment Plant (WWTP). The LOCSD is interested in such discussions.

**Background:**

When the 2018 letter was written, the City of Solvang was exploring the upgrade and expansion of its WWTP. The City was considering three alternatives which would continue the City's 1.5 million gallons per day (MGD) wastewater treatment capacity or potentially expand it up to 2.0 MGD.

At the time of your letter, the LOCSD was still in its early formation having only been approved by a vote earlier in 2018. Consequently, the LOCSD was not in a position to fully understand and evaluate the ramifications of connection to your wastewater treatment infrastructure and the purchase of plant capacity.

Since its inception, the LOCSD has been diligently pursuing wastewater treatment approaches that could result in effective treatment of wastewater that resulted in the region being designated a Special Problems Area in 1974 due to high nitrates in our groundwater. While simultaneously performing related studies on the costs and approaches to wastewater collection, treatment, and disposal, the LOCSD has been seeking to better understand the levels of nitrate concentrations.

*Engineering Study – Collection, Treatment, and Disposal of Wastewater*

In 2022, the LOCSD received a set of early design documents and costs for the construction of a traditional gravity-fed collection system to a Membrane Bioreactor (MBR) packaged treatment plant. The engineering documents and related cost estimates can be found at:

<https://www.losolivoscsd.com/technical-studies-and-reports>

In late 2022, the LOCS D received technical documentation that compared and provided cost estimates for various disposal options. The alternatives analysis can be found at:

<https://www.losolivoscsd.com/files/38814b37d/Effluent+Disposal+Alternatives+Evaluation+v4+2022.12.14.pdf>

In early 2023, the LOCS D held a community workshop to better understand the priorities of the community as it relates to the development of treatment approaches. The top two priorities of participants were capital (construction) and operations/maintenance costs. In 2023, the LOCS D commissioned two separate studies regarding trade-offs between (1) traditional gravity fed and effluent collection and (2) centralized and distributed treatment approaches. The LOCS D is currently working with an engineering firm that is developing a “hybrid” approach to collection and treatment. The engineering effort is expected to be completed in early 2024 and will include cost estimates for a system that will rely heavily on effluent collection. Combined, the engineering designs will provide the community with the opportunity to compare technical approaches and costs for a system developed, built, and managed by the LOCS D.

As part of its 2022 engineering efforts the LOCS D confirmed average daily wastewater flows. Existing flows for the entire LOCS D were calculated at 96,400 gallons per day (GPD). Average daily flows for a proposed 20-year buildout design was calculated at 120,300 GPD. Details of the flows and calculations can be found at:

<https://www.losolivoscsd.com/files/f0808d63d/Basis+of+Design+01.07.2022.pdf>

### *Understanding Nitrate Levels in Local Groundwater*

In late 2022, the LOCS D drilled two groundwater monitoring wells. Testing results from the two wells confirmed that at least some portions of the LOCS D are at the allowed maximum contaminate levels for nitrates. The LOCS D is currently in the process of drilling three additional groundwater monitoring wells within its boundaries. Construction is expected to be completed in early 2024. Data from the five wells will be used to better understand the levels of nitrates throughout the LOCS D.

### **Moving Forward:**

The LOCS D is keenly interested in finding the most cost-effective solution to its problem while simultaneously maintaining as much local control as possible. At this time, it is believed that exploring a potential connection to the City of Solvang’s wastewater treatment infrastructure could be a win-win for both the City and the LOCS D. The City could receive additional revenues to help offset costs for wastewater treatment and related infrastructure without increasing its plant size. The LOCS D could explore the costs and benefits of connecting to an existing wastewater treatment infrastructure and avoid the disruption of siting and building a WWTP in our community.

On behalf of the Board of Directors, I look forward to hearing from you at your earliest opportunity.

Sincerely,

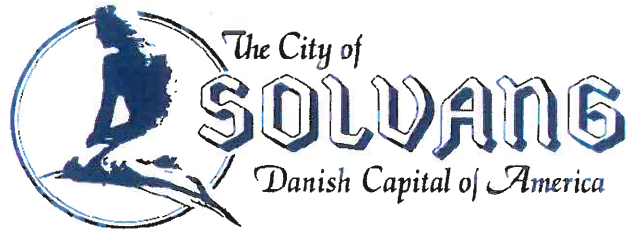
President  
Los Olivos Community Services District

Attachments:

1. Letter from the City of Solvang – 9-19-2018

cc: Mark Infanti, Mayor - [mark.infanti@cityofsolvang.com](mailto:mark.infanti@cityofsolvang.com)  
Elizabeth Orona, Mayor pro tem - [elizabeth.orona@cityofsolvang.com](mailto:elizabeth.orona@cityofsolvang.com)  
Claudia Orona, Councilmember - [claudia.orona@cityofsolvang.com](mailto:claudia.orona@cityofsolvang.com)  
David Brown, Councilmember- [david.brown@cityofsolvang.com](mailto:david.brown@cityofsolvang.com)  
Robert Clarke, Councilmember - [robert.clarke@cityofsolvang.com](mailto:robert.clarke@cityofsolvang.com)  
Randy Murphy, City Manager – [randym@cityofsolvang.com](mailto:randym@cityofsolvang.com)  
Los Olivos Community Services District Board of Directors

draft



September 19, 2018

Mr. Doug Pike  
Interim General Manager  
Los Olivos Community Services District  
P.O. Box 345  
Los Olivos, CA 93441

Subject: Proposed Solvang Wastewater Treatment Plant Upgrade/Expansion

Dear Doug:

As you may be aware, several situations arose over the last 2 years leading up to the need for the City of Solvang to upgrade and expand our Wastewater Treatment Plant (WWTP). One of those situations was the RWQCB's informal request that the City modify our treatment process and begin de-nitrifying the wastewater. This (and the increase in wastewater strength over the past several years) has resulted in a reduction of our treatment capacity from 1.5 MGD down to 0.9 MGD. Our proposed WWTP Upgrade/Expansion Project seeks to restore the lost capacity, upgrade the Plant, and possibly expand the Plant capacity.

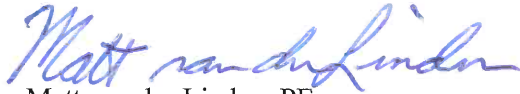
As our first step toward upgrading the Plant, the City hired Pacific Advanced Civil Engineering (PACE) to complete the WWTP Enhanced Treatment Study & Alternatives Analysis. At our City Council's regular meeting of September 10, 2018 staff and PACE presented the findings and recommendations of this Study. The City Council considered the three alternatives of upgrading and expanding the WWTP: 1) Upgrade the existing SBR Plant and restore 1.5 MGD capacity, 2) Add clarifiers, modify Plant and increase Plant capacity to 1.7 MGD, and 3) Upgrade to MBR Plant and increase Plant capacity to 2.0 MGD. The full Study can be found on the City's website. Alternatives 2 and 3 are being considered further. However, prior to making any final decision, the City Council directed staff to conduct some additional research including contacting the Los Olivos Community Services District (LOCSD) to inquire if you are interested in purchasing treatment capacity in the Solvang WWTP.

This letter is written to make that inquiry. Is the LOCSD interested in discussing the possibility of purchasing treatment capacity in the Solvang WWTP, and if so, how much capacity are you interested in? Your response may influence the City's Council's decision between Alternatives 2 and 3. It is our understanding from the AECOM Los Olivos Engineering Report, dated, November 2, 2016 that the projected Average Day Maximum Month Flow for Los Olivos is somewhere in the range of 118,000 gpd to 180,000 gpd. From this Report we also understand that the estimated capital cost of a LOCSD infiltration treatment plant is approximately \$3.8 million, and \$7.4 million for an MBR treatment plant.

The cost estimates in the City's recent Study are preliminary, but assuming Alternative 3 (the MBR option) is implemented at an estimated cost of \$15.3 million, and a capacity of 120,000 gpd is provided to the LOCSD, your capacity and buy-in cost would be in the neighborhood of \$2.5 million. We realize your final decision whether or not to purchase treatment plant capacity from the City of Solvang will require several months to consider. However, we are requesting a response as to your interested in

discussing the possibility of purchasing treatment capacity in the Solvang Plant, and if so, how much capacity are you interested in, and approximately when might you be able to provide the City a firm answer? We look forward to hearing back from you soon. If you have any questions please don't hesitate to contact me at (805) 688-5575.

Sincerely,



Matt van der Linden, PE  
Public Works Director/City Engineer

Copy. Brad Vidro, City Manager  
Nathan Giacinto, Wastewater Division Supervisor