

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



**LOS OLIVOS COMMUNITY SERVICES DISTRICT**  
**TECHNICAL SUBCOMMITTEE MEETING**  
**February 26, 2024 – 9:30 AM**  
**St Mark's in the Valley Episcopal Church**  
**2901 Nojoqui Ave, Los Olivos CA 93441**

**Posted: 2-21-2024**

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

**Subcommittee Members: Director 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=SWpSU0RYZFliZTBiLNGphZG41TGs4dz09>  
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

**Chair Fayram calls the meeting to order at: 9:37 AM**

### 2. ROLL CALL

**Present:** Chair Fayram, Director Parks, General Manager Savage

**Absent:** None

### 3. PUBLIC COMMENTS

Members of the public may address the Board of Directors on any items of interest within the subject matter and jurisdiction of the Board 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 a maximum of 3 minutes. Due to the requirements of the Ralph M. Brown Act, the Board of Directors cannot take action today on any matter not on the agenda, but a matter raised during Public Comments can be referred to District staff for discussion and possible action at a future meeting.

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

No commenters.

### ADMINISTRATIVE ITEMS:

All matters listed hereunder constitute an administrative / consent agenda and will be acted upon by a single vote of the Board. Matters listed on the Consent Agenda will be read only on the request of a member of the Subcommittee, in which event the matter may be removed from the Consent Agenda and considered as a separate item. Public may comment on any of the items prior to the vote being taken by the Subcommittee.

### 4. CONSENT AGENDA

**Los Olivos Community Services District, P.O. Box 345, Los Olivos, CA 93441, (805) 500-4098**  
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## A. MINUTES APPROVAL

Approval of the minutes from February 5, 2024.

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

No commenters.

**Motion to approve minutes from February 5, 2024.**

**Motion by: Director Parks, Second: GM Savage**

**Voice vote: 3-0**

## 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. Representatives from REGEN may be on hand, via Zoom, to update the Subcommittee and make final preparations for presenting the 15% engineering effort to the full Board of Directors on February 28, 2024. Any issues raised by the contract will also be discussed. See the October 16, 2023 Regular Meeting agenda for the LOCSD Board of Directors, starting on page 74, for more details on the contract: <https://www.losolivoscscsd.com/files/211066245/2023-10-16+Packet+Los+Olivos+CSD+Regular+Meeting.pdf>

Mr. Bounds from REGEN walks through portions of the materials included in the agenda packet. He notes five areas where additional details could be helpful, but are not included:

1. Flow analysis for commercial properties
2. Tank locations and setbacks from water mains
3. Tank sizes for commercial properties. He notes that the 1500 gallon tank used for residential properties are likely sufficient for many commercial properties, but some will require larger tanks.
4. Cost savings should be evaluated. He adds that he used Stantec numbers, but, in his opinion, the numbers may be overly conservative.
5. Potential reuse of existing tanks, particularly on parcels where the tank has been replaced in the last 20 years or so.

Mr. Bounds then walks through the four options in his documentation (Options A-D).

The Subcommittee asks clarifying questions. To one of the questions, Mr. Bounds confirms that costs will not change dramatically between the three generally identified locations within the District.

Discussion ensues about how to treat properties that have an advanced on-site solution. Mr. Bounds suggests that systems that have a recently installed tank could likely connect to a community sewer for secondary treatment, as opposed to attempting to complete secondary treatment on-site.

Chair Fayram asks that Mr. Bounds make some minor typographical changes to his document. For example, in some places he refers to an option as Option D, while later on the same page he refers to it as Option 4. All in attendance appear to agree that the lettered approach (e.g. Option D) is better.

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

Mike Brady speaks.

Mr. Bounds asks whether he should put together a slide presentation for Wednesday. Subcommittee members agree that one would be helpful. GM Savage asks Mr. Bounds to clarify that when he says "advanced on-site" he is essentially saying a system that is whole contained on a parcel of land; not necessarily the type of advanced on-site systems that have discussed previously. The distinction being that a system such as the one installed at Mattei's (and MBR) falls into the classification of advanced on-site.

### 6. 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.

GM Savage notes that he anticipates a full item on Solvang treatment at the March or April Regular Meeting of the full Board of Directors.

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

No commenters.

**7. 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 LOCSB Board of Directors for more details:

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

The week of January 29, 2024, the three new wells were drilled. Development, a process which prepares the well for samples being taken, began February 21, 2024 and was completed February 22, 2024. Discussion may cover project coordination, timelines, 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. Additional information on the three new wells can be found at:

<https://www.losolivoscsd.com/district-drills-three-additional-groundwater-monitoring-wells-6ee4aedd-e69b-4137-afc1-bc072cbb7d0>

GM Savage walks through a series of pictures that show activities during the recent well construction. He provides an overview of the well construction, materials used, and sampling techniques. He comments that while sampling was done in accordance with original plans, in the future, the CCRWQCB may request a different sampling approach.

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

No commenters.

**8. DISCUSSION REGARDING POSSIBLE LOCSB CONNECTION TO THE CITY'S WASTEWATER TREATMENT PLANT AND RELATED INFRASTRUCTURE**

The LOCSB Board of Directors wrote a letter to the City of Solvang expressing interest in connecting to the City's wastewater infrastructure. The City concurred that exploring a potential connection by the LOCSB to the City's wastewater treatment plant and related infrastructure makes sense at its January 22, 2024 City Council meeting. See the January 10, 2024 Regular Meeting agenda of the LOCSB Board of Directors for more details:

<https://www.losolivoscsd.com/files/2d9f1238c/2024-1-10+Packet+Los+Olivos+CSD+Regular+Meeting.pdf>

The Subcommittee will discuss potential connection to the City of Solvang, including technical issues raised by connection.

GM Savage again highlights the needs get the City of Solvang to help put together the costs related to what the District needs to know regarding connecting to the City.

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

No commenters.

**INFORMATIONAL ITEMS:**

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

**9. 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.

Director Parks – None

Chair Fayram – None

GM Savage – Notes that he did have a conversation with Dunn regarding their recent notices of violation. He comments that he learned in the meeting that Dunn has not eliminated all of their septic tanks and that several buildings, particularly those closest to Los Olivos Grocery, are still using failing septic tanks.

**10. ADJOURNMENT**

**Motion to adjourn at: 10:53 AM.**

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**Motion by: Director Parks, Second: GM Savage**  
**Voice vote: 3-0**

Respectfully submitted:



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

Approved:

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Director Tom Fayram (Chair)