LOS OLIVOS COMMUNITY SERVICES DISTRICT **Posted: 8-25-2026**
PROJECT MANAGEMENT SUBCOMMITTEE MEETING
August 29, 2026 - 10:00 AM
St. Mark's In The Valley
2901 Nojoqui Avenue, Los Olivos, California 93441
Please observe decorum and instructions from the Subcommittee Chair

Subcommittee Members: Director Palmer (Chair) and Director Nelson

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/84350602040?pwd=2VNVNnaY2fzB7Ml6OML33oz2sND8RU.1	
By Phone:	+1 669 900 6833 US (San Jose)	Meeting ID: 843 5060 2040 Passcode: 909261
One tap mobile:	+16694449171,,84350602040#,,,,*909261# US	

The Los Olivos Community Services District is committed to ensuring equal access to meetings. In compliance with the American Disabilities Act, if you need special assistance to participate in the meeting or need this agenda provided in a disability-related alternative format, please call 805.500.4098 or email to losolivoscsd@gmail.com. Any public records, which are distributed less than 72 hours prior to this meeting to all, or a majority of all, of the District's Board members in connection with any agenda item (other than closed sessions) will be available for public inspection at the time of such distribution at a location to be determined in Los Olivos, California 93441.

MEETING AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

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.

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. The Public may comment on any of the items prior to the vote being taken by the Subcommittee.

4. **CONSENT AGENDA**
   A. **MINUTES APPROVAL**
      Approval of the minutes from April 4, 2025.

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. DISCUSSION OF UPCOMING ACTIVITIES AND SCHEDULE

The Subcommittee will discuss project schedules, with the intent of potentially making recommendations to the full Board of Directors at its Regular meeting. Discussion may include, but not be limited to, Wallace Group design schedules, Padre environmental schedules, Assessment Engineering schedules, and Proposition 218 timelines. The GM will specifically be looking for input from the Subcommittee on what information they will need to help move the conversation forward.

INFORMATIONAL ITEMS:

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

6. 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.

7. ADJOURNMENT

ITEM 4A – MINUTES

MINUTES

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

LOS OLIVOS COMMUNITY SERVICES DISTRICT **Posted: 3-24-2024**

PROJECT MANAGEMENT SUBCOMMITTEE MEETING

April 4, 2025 – 9:00 AM

St. Mark's In The Valley

2901 Nojoqui Avenue, Los Olivos, California 93441

Please observe decorum and instructions from the Subcommittee Chair

Subcommittee Members: Vice President Palmer (Chair) and Director Nelson

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MEETING AGENDA

1. **CALL TO ORDER**
   The Chair called the meeting to order at: 9:00AM

2. **ROLL CALL**
   Present: Directors Nelson and Palmer
   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.
   The Chair opened the floor to public comment.
   No requests to speak.

ADMINISTRATIVE ITEMS:
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4. **CONSENT AGENDA**
   A. **MINUTES APPROVAL**
   Approval of the minutes from February 21, 2025.

The Chair opened the floor to public comment.
No requests to speak.

Motion to approve minutes as submitted.
Motion by: Director Nelson, seconded by VP Palmer
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. DISCUSSION OF UPCOMING ACTIVITIES AND SCHEDULE

The Subcommittee will discuss the most recent schedule, with the intent of potentially making recommendations to the full Board of Directors at its Regular meeting.

GM Savage opens the timeline spreadsheet that was attached to the agenda and slowly walks through it, with the Subcommittee providing commentary along the way. Highlights of the discussion include:

VP Palmer noting that the GM should be sure to provide notice to the Valley Star and Newshawk about the upcoming workshop in May; she adds that this should be in addition to the mailer that GM Savage has prepared and usual Social Media notifications.

VP Palmer asks if CSDA has information on how to complete a Proposition 218 vote, with GM Savage responding that he has looked previously, without success. But, he agrees to look into again.

VP Palmer expresses a strong desire to have a more detailed timeline and process attachment to the schedule presented.

GM Savage talks about assessment engineering, what it entails, and notes that the costs are not currently part of the District budget. Chair Palmer suggests looking at what similar communities, ask LAFCO how many 218s have been completed in Santa Barbara County. CAL LAFCO – ask Mr. Prater for communities that have completed a recent "new" 218.

Verify with city and county if there are existing environmental studies that can be leveraged

VP Palmer asks about what is required for environmental studies

VP Palmer comments that making sure Sup Hartman knows we have an ask with their budget efforts upcoming, Nelson comments that no solution means the problem and solution goes back to the County.

VP Palmer asks about how much revenue the County receives per capita versus how much revenue it brought to the County overall, specifically related to sales, property tax, TOT.

The Subcommittee dives into some of the details of the 218 vote, timelines related, and so on.

The Chair opened the floor to public comment.
No requests to speak.

6. DISCUSSION RELATED DECISION MAKING MATRIX

The PM Subcommittee will further review the spreadsheet that GM Savage has been developing. It is a combination of a decision matrix type spreadsheet he worked on nearly two years ago, coupled with input from the full Board of Directors' conversations on 2/12/2025 and March 12, 2025, coupled with new information from the City of Solvang.

GM Savage walks through the attached matrix. He talks about what is included and not included. He comments on topics such as advanced on-site costs.

The Subcommittee discusses impacts of connecting to the City of Solvang. Specifically, around the contract with Solvang – case law, other examples of participation contracts, who at A&W has experience negotiating this type of contract. GM Savage describes the contracts between Vandenberg Village, Space Force base, and the City of Lompoc. The discussion then shifts to attempts to make the relationship and costs related to connecting to the City of Solvang clear and making sure the District does not either pay for things twice, or pay for things that do not bring any value to the District. VP Palmer comments that there should be a clear review period related to costs related to the Solvang contract. The Subcommittee notes that we need to have a top negotiator. VP Palmer reemphasizes the need to have strong Counsel on our side of the discussion. She says perhaps we need to interview different attorneys, even if not selected.

VP Palmer asks if any additional footnotes can be added to show where the information in the Decision Matrix came from. She then comments on the sample bill and that the costs assume no grants, which she hopes will not be the case. GM Savage comments that all parcels are treated the same, regardless of zoning.

The Chair opened the floor to public comment.
No requests to speak.

INFORMATIONAL ITEMS:
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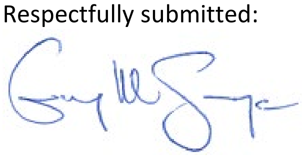
7. SUBCOMMITTEE MEMBER COMMENTS

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 Nelson – no comments
Director Palmer – thanks GM Savage for his diligence in helping to move the District's efforts forward.

8. ADJOURNMENT

Motion to adjourn at: 10:11 AM
Motion by Director Nelson, seconded by: VP Palmer
Voice vote: 2-0

Respectfully submitted:



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

Approved:

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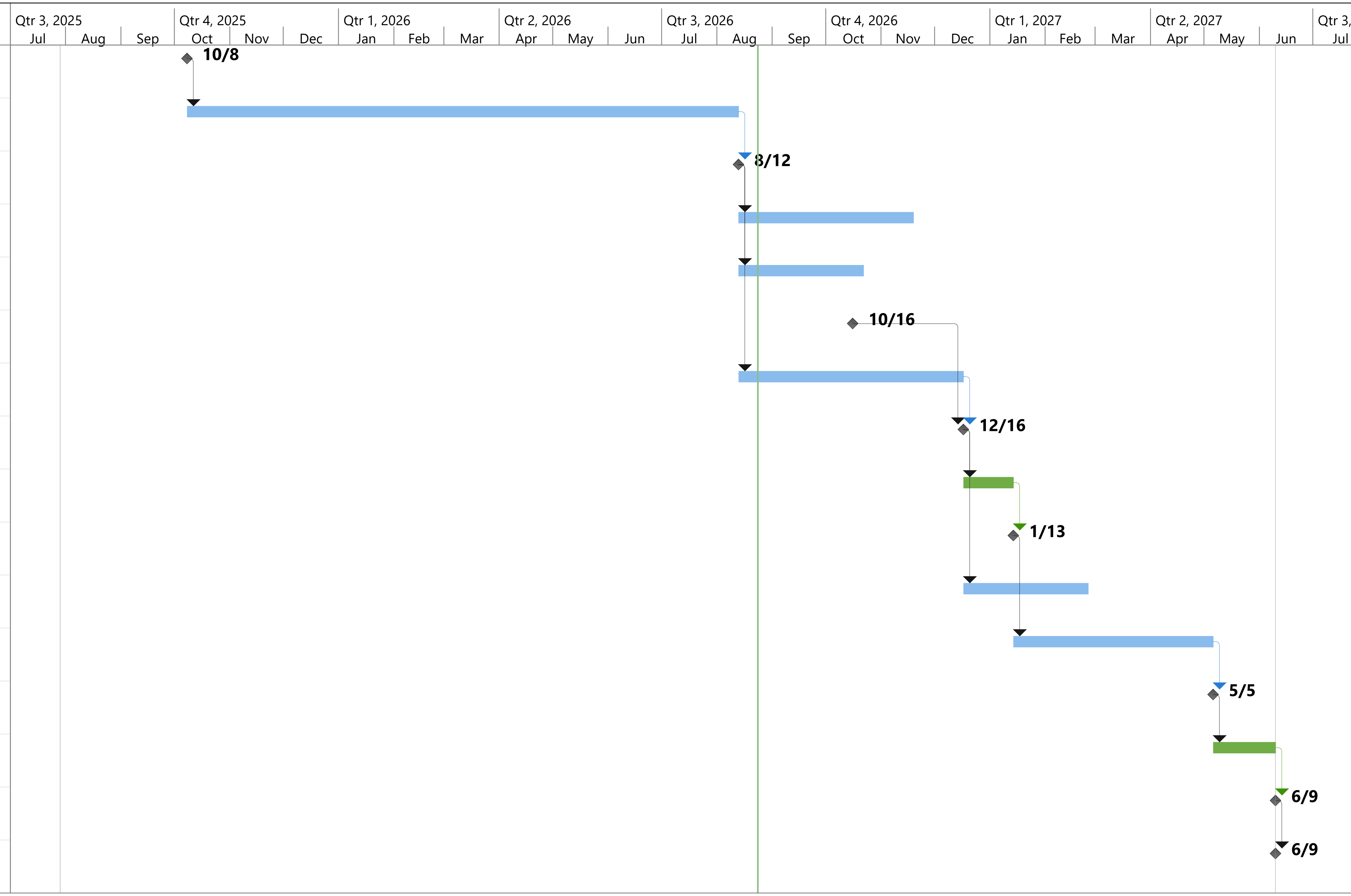
Director Palmer, Chair

ITEM 5 – SCHEDULES AND PROJECT PLANNING

SCHEDULES AND PROJECT PLANNING

Los Olivos Community Services District
WW Collection & Conveyance

ID	Task Name	Start	Finish
1	Notice To Proceed	Wed 10/8/25	Wed 10/8/25
2	Phase 1 (30% PDR and Design)	Wed 10/8/25	Wed 8/12/26
3	Board Meeting for Phase 2 NTP	Wed 8/12/26	Wed 8/12/26
4	Geotechnical Investigation	Thu 8/13/26	Wed 11/18/26
5	Survey (Phase 2)	Thu 8/13/26	Wed 10/21/26
6	LOCSD/Solvang Negotiations Finalized	Fri 10/16/26	Fri 10/16/26
7	60% Plans	Thu 8/13/26	Wed 12/16/26
8	60% Submittal	Wed 12/16/26	Wed 12/16/26
9	60% District Review	Thu 12/17/26	Wed 1/13/27
10	60% Design Meeting	Wed 1/13/27	Wed 1/13/27
11	Potholing	Thu 12/17/26	Wed 2/24/27
12	90% Plans	Thu 1/14/27	Wed 5/5/27
13	90% Submittal	Wed 5/5/27	Wed 5/5/27
14	90% District Review	Thu 5/6/27	Wed 6/9/27
15	90% Design Meeting	Wed 6/9/27	Wed 6/9/27
16	Board Meeting	Wed 6/9/27	Wed 6/9/27



Mon 8/24/26