

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



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

**Posted: 9-4-2023**

**September 7, 2023 – 4:30 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), Vice President Ross, 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)

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 [losolivoscscsd@gmail.com](mailto:losolivoscscsd@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 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 July 21, 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

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discussion or action at a full Board of Directors meeting.

**5. DISCUSSION OF COLLECTION, TREATMENT, AND DISPOSAL OPTIONS**

Using the attached presentation slides, the Subcommittee will discuss options for the collection, treatment, and disposal of wastewater for the District.

**6. DISCUSSION OF A CONTRACT WITH REGEN TO COMPLETE A 30% DESIGN ON THE HYBRID COLLECTION SOLUTION.**

The Subcommittee will discuss requirements of a contract with REGEN related to completing a 30% design of the hybrid collection solution. Scope for the REGEN contract is anticipated to be commensurate with the Stantec 30% design for a gravity-fed collection system and include:

1. Completion of a 30% design on the Board reviewed (see attached) hybrid collection solution.
2. Recommendations / value engineering for cost improvements, operational efficiencies, or design efficiencies.
3. Evaluation of capital and maintenance costs for 30% design of the hybrid collection solution, including capital costs for STEP tanks in Zones 3, 4, and 5 (approximately 108 parcels).
4. Evaluation of proximity of drinking water lines to proposed hybrid collection solution wastewater lines.
5. Cost estimates for a generic Advanced Onsite treatment system for parcels listed as being in Zone 6 on the hybrid collection solution (approximately 75 parcels).

**INFORMATIONAL ITEMS:**

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

**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.

**8. ADJOURNMENT**

# ITEM 4 – MINUTES

**MINUTES**

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



**LOS OLIVOS COMMUNITY SERVICES DISTRICT**  
**TECHNICAL SUBCOMMITTEE MEETING**  
**July 21, 2023 – 4:30 PM**  
**St Mark's in the Valley Episcopal Church**  
**2901 Nojoqui Ave, Los Olivos CA 93441**

**Posted: 7-17-2023**

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

**Subcommittee Members: President Fayram, Vice President Ross, and General Manager Guy Savage**

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## MEETING AGENDA

### 1. CALL TO ORDER

The meeting was called to order at: 4:35 PM.

### 2. ROLL CALL

Attending: President Fayram, Vice President Ross, General Manager Savage

Absent: None

### 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.

Public Comment: No comments.

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GM Savage notes that this is where minutes approval and other administrative (consent) items will go.

### BUSINESS ITEMS:

All matters listed hereunder will be acted upon separately and public comment will be held for each item.

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#### 4. SELECTION OF A SUBCOMMITTEE CHAIR

The Subcommittee will select a chair who will preside over meetings and lead the reporting on Subcommittee activities at full Board of Directors meetings.

GM Savage introduces the item and why it is on the agenda.

Directors discuss their willingness to serve as Chair.

**Nomination of President Fayram to serve as Subcommittee Chair.**

**Nomination by: General Manager Savage, Second: Vice President Ross**

Public Comment: None

**Voice vote: (3-0).**

#### 5. CONSIDERATION OF A REGULAR MEETING DATE AND TIME

The Subcommittee is slated to meet on as as-needed basis. As part of this item, the Subcommittee will discuss the possibility of setting a regular (quarterly?) date and time for its meetings. Final selection of dates and times will be subject to the availability and confirmation of a suitable facility.

GM Savage introduces the item and why it is on the agenda. He notes that he does not have a particular preference in the approach, pointing out that he will be in the meetings regardless of when they are held.

President Fayram notes his preference for the preference for quarterly, the Tuesday before (8 days before) Regular Board meetings. That would provide enough time to put items on the Regular agenda anything as appropriate. GM Savage ask about time, President Fayram saying 4:30PM. VP Ross clarifies the regularity (quarterly versus monthly). After discussion, Board leans towards monthly as opposed to quarterly.

Public Comment: Anna Marie Gott speaks.

Additional discussion ensues about date and time.

**Motion to set meetings every month, eight days before Regular Board meetings, at 4:30PM.**

**Motion by VP Ross:, Second: GM Savage**

**Voice vote: (3-0).**

#### 6. DISCUSSION OF COLLECTION, TREATMENT, AND DISPOSAL OPTIONS

The Subcommittee will discuss options for the collection, treatment, and disposal of wastewater for the District. GM Savage introduces the item. He notes that technical discussion around the collection, treatment, and disposal of wastewater is the core of why this subcommittee exists. He adds that given comments from Counsel regarding prior Ad Hoc meetings, that today's meeting should also serve as a rehash (redo) of prior technical discussions held by the Ad Hoc Technical Committee. Discussion should include:

- Los Olivos Elementary School and how (or not) it may play a part in a solution
- Different types of treatment (passive, secondary, tertiary)
- Tom Nelson's proposed solution
- Space behind St. Mark's Church
- Rubric provided by REGEN

VP Ross comments on the charge of the subcommittee. He said he thinks the focus needs to be on the community core. He adds that STEP is not a solution for some small lots in the District. He believes there are opinions on the subcommittee about solutions.

GM Savage provides a recap of the items noted above.

Los Olivos Elementary School – potential for chambers, reuse (purple pipe), treatment, and reducing the School's water bill. There has been no discussion or agreement by the school district at this point.

St. Mark's Church – potential treatment site on a lot behind the church, and possible consideration of the site for injection wells.

Discussion about Mattei's Tavern and their involvement follows. Including Mattei's implementation of an on-site plant and the requirements for them to connect once a community solution is availability. Subcommittee members note that there have been offensive smells from the on-site facility – both internal to buildings and in the immediately surrounding area.

Tom Nelson's proposed solution that focuses on three areas and multiple, dispersed treatment sites (pocket parks), and varied disposal approaches.

Rubric by REGEN – discussion about the collection and treatment of wastewater. Discussion includes collection and treatment through the use of systems referred to as passive by at least one community member. These systems do use blowers and other mechanical devices that make them non-passive. Discussion about STEP and STEG (similar to STEP but uses gravity as opposed to pressurized conveyance lines). Community parks and where are there parcels within the District that could be used as a park (treatment site).

Maps – where are the concentrations of commercial and smaller lots. Discussion about the existing view of zones and phasing. GM Savage noted that just because you have multiple zones does not mean that you will have that many implementation phases, meaning zones might be combined into a single phase. For example, grants might drive more than one zone at a time to be implemented.

President Fayram walks through the slides that were attached to the agenda packet. GM Savage and District Engineer Pike provide additional/supplementary commentary as the slides are described. As part of his walk through, President Fayram notes the potential issues with STEP tanks on small lots. He acknowledges that the issue is not being addressed today, but we would be expected to address small lot issues moving forward. Potential changes to the slides (to be made before they are presented at the next Regular meeting) include: moving St. Mark's into Zone 1, making sure all parcels that "front" a line are shown as connecting in that particular zone (e.g. former Sahm property), showing the school in white (like Mattei's).

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

Public Comment: Anna Marie Gott speaks.

Subcommittee discussion follows including the potential for Preservation of Los Olivos' (POLO) offer to fund a 30% technical design of the subcommittee's proposed approach. Discussion ensues about REGEN's flexibility, if chosen to complete the work, to "value engineer" the technical subcommittee's approach.

VP Ross notes his desire to see something happen quickly and that there is a reengagement of the Assessment Engineer as part of the POLO effort. He adds that he would like to see the technical solution presented to the CCRWQCB.

GM Savage notes that there may be an opportunity to leverage funding from Water Finance Exchange (WaterFX or WFX) that would provide a 30% design / evaluate for a connection to Solvang.

Discussion about how to pull all of the technical approaches for an effective comparison by the Board and public follows. The discussion includes commentary on the technical scope of POLO's donation, potential use of the funds to complete additional comparisons (both technical and financial).

President Fayram comments that the financial impact when costs are apportioned may have been made worse by creation of different zones and by using a mixed technical solution.

VP Ross states his desire to see the POLO / REGEN scope prior to the August Regular Board meeting to be sure it includes everything that is needed.

Discussion about a potential public workshop regarding technical solutions is led by President Fayram.

**Motion to move the concept plan to the August Regular meeting, including the changes discussed (school, Sahm property, church).**

**Motion by President Fayram**

Discussion follows regarding the cost of REGEN scope, what POLO is willing to fund, and technical approach by REGEN.

**Given the lack of a second, President Fayram withdraws his motion.**

**Motion to recommend to the entire Board, the zones and collection approach review by the Technical Subcommittee, with the changes discussed, for adoption.**

**Motion by: GM Savage, Second: President Fayram**

Under discussion, VP Ross notes that there are lots of potential combination of zones and approach. VP Ross restates his desire to be sure the REGEN scope is effective and be part of a discussion prior to the August meeting. He states his desire to have another meeting prior to the August Regular Board meeting. DE Pike suggests that one approach might be to delegate some authority for review to a subset of the subcommittee. VP Ross restates that he doesn't want to show up at the August meeting without sufficient information. GM Savage states his expectation that POLO/REGEN will provide a scope within the next week or two that includes a technical review of the subcommittee's proposed technical approach, with costs to implement it. Discussion about what can be provided to Directors, within the bounds of the Brown Act, is held.

GM Savage suggests a different approach. That the subcommittee does not make a recommendation to the full Board. Instead, the President and GM can just put the technical approach on the agenda, without a recommendation.

**GM Savage withdraws his motion.**

He agrees to work with President Fayram to put the technical subcommittees approach as a discussion. Additional discussion follows about community input and some members of the community's desire to see the concept put together by the Technical Subcommittee on the agenda for action.

**Motion to bring the concept plan to the entire Board.**

**Motion by: President Fayram, Second: VP Ross**

**Voice Vote (3-0).**

GM Savage clarifies how things get onto the full Board of Directors agenda. Noting that no subcommittee can require something be agendized as subcommittees are made up of only two Directors. Since that is not a majority, they cannot "force" something to be put on the agenda.

#### **INFORMATIONAL ITEMS:**

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#### **7. SUBCOMMITTEE MEMBER COMMENTS**

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VP Ross – Notes he has two questions: (1) draft report to WRF grant funding timing and (2) GSI Monitoring Wells. DE Pike and GM Savage respond. GM Savage adds that these items were both covered at the last Regular Meeting and that he is happy to provide an update.

GM Savage – nothing.

President Fayram – nothing.

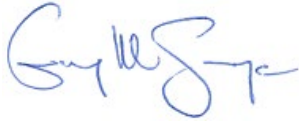
#### **8. ADJOURNMENT**

**Motion to adjourn at 6:17PM.**

**Motion by: GM Savage, Second: VP Ross**

**Voice vote (3-0)**

Respectfully submitted:



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

Approved:

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President Fayram  
Director – Los Olivos Community Services District



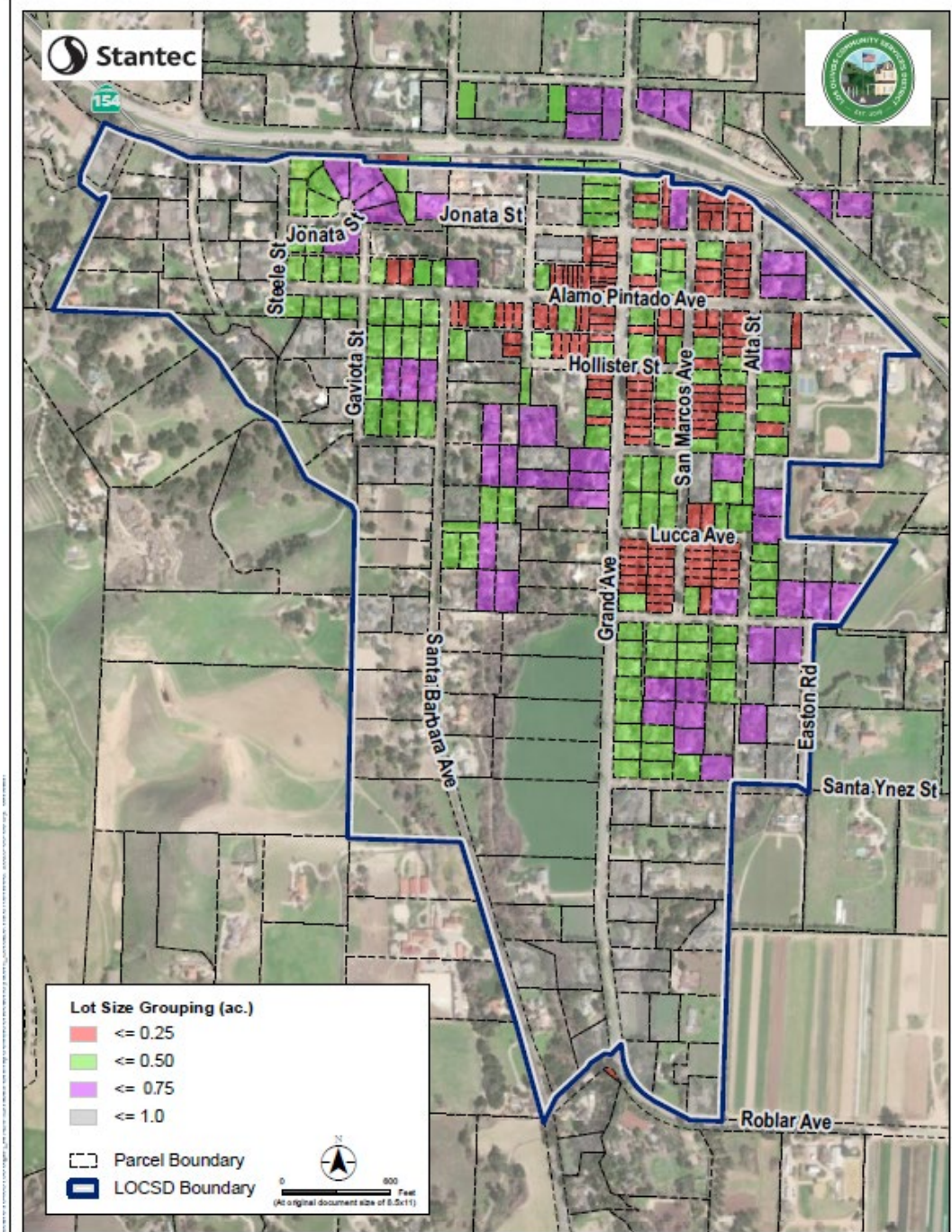
**ITEMS 5 AND 6 – HYBRID SOLUTION**

**HYBRID SOLUTION**

# A Hybrid Approach for Los Olivos Community Services District

A look at collection and zones  
by the Technical Subcommittee



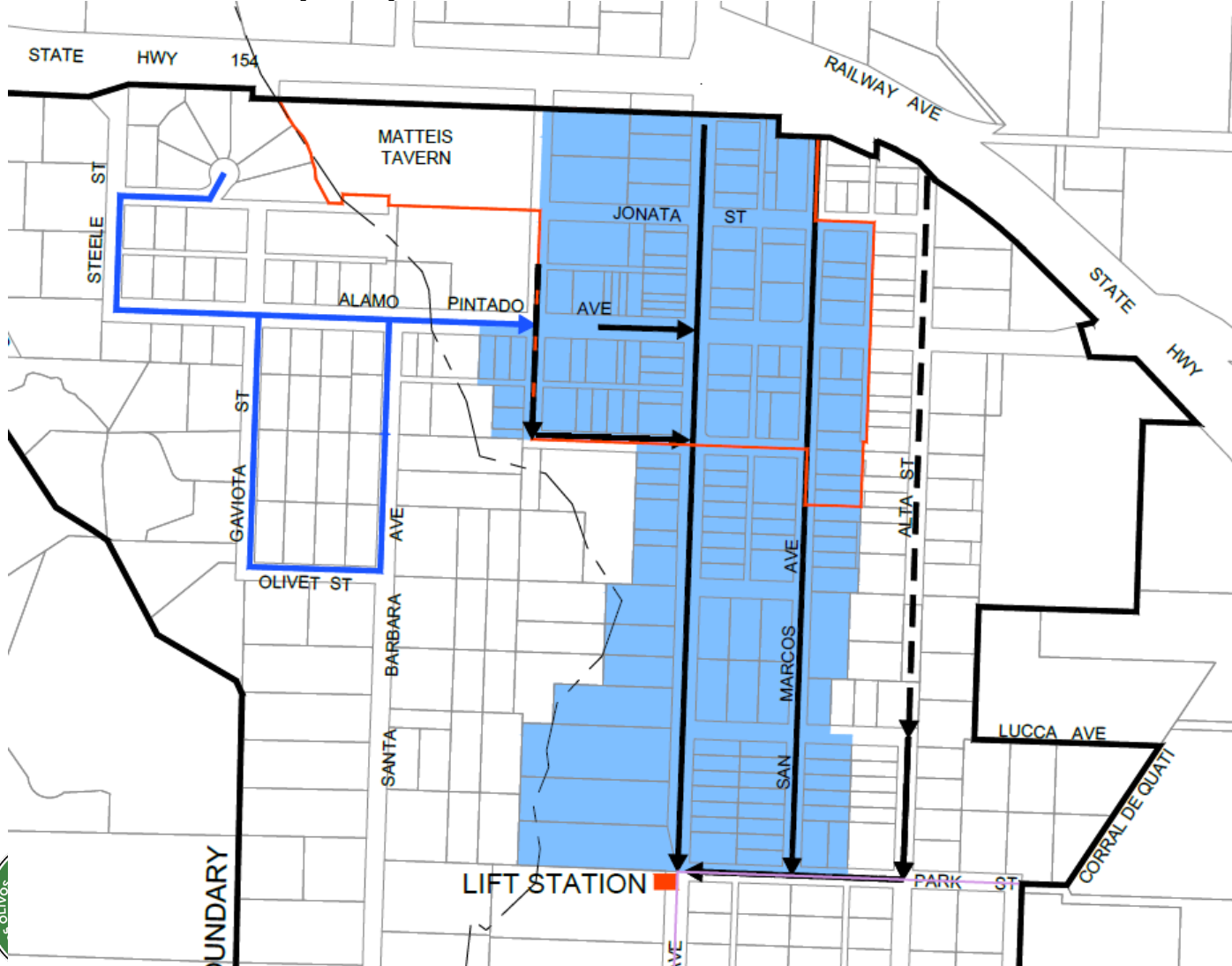


# Lot Sizes (from May meeting)



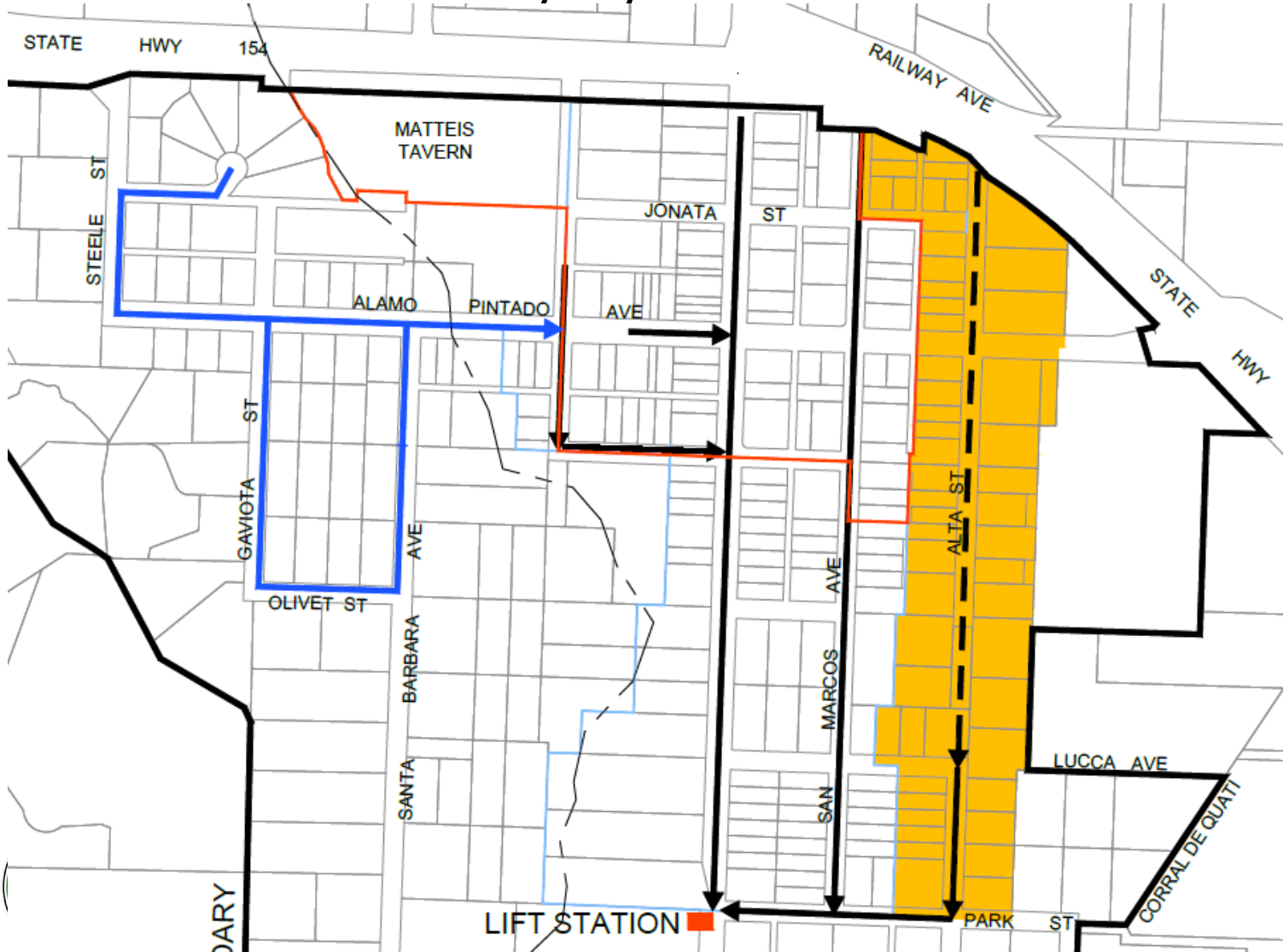
Los Olivos Community Services District Lot Sizes

# Zone 1 - Downtown Core and Small Lots – Gravity system to Lift Station



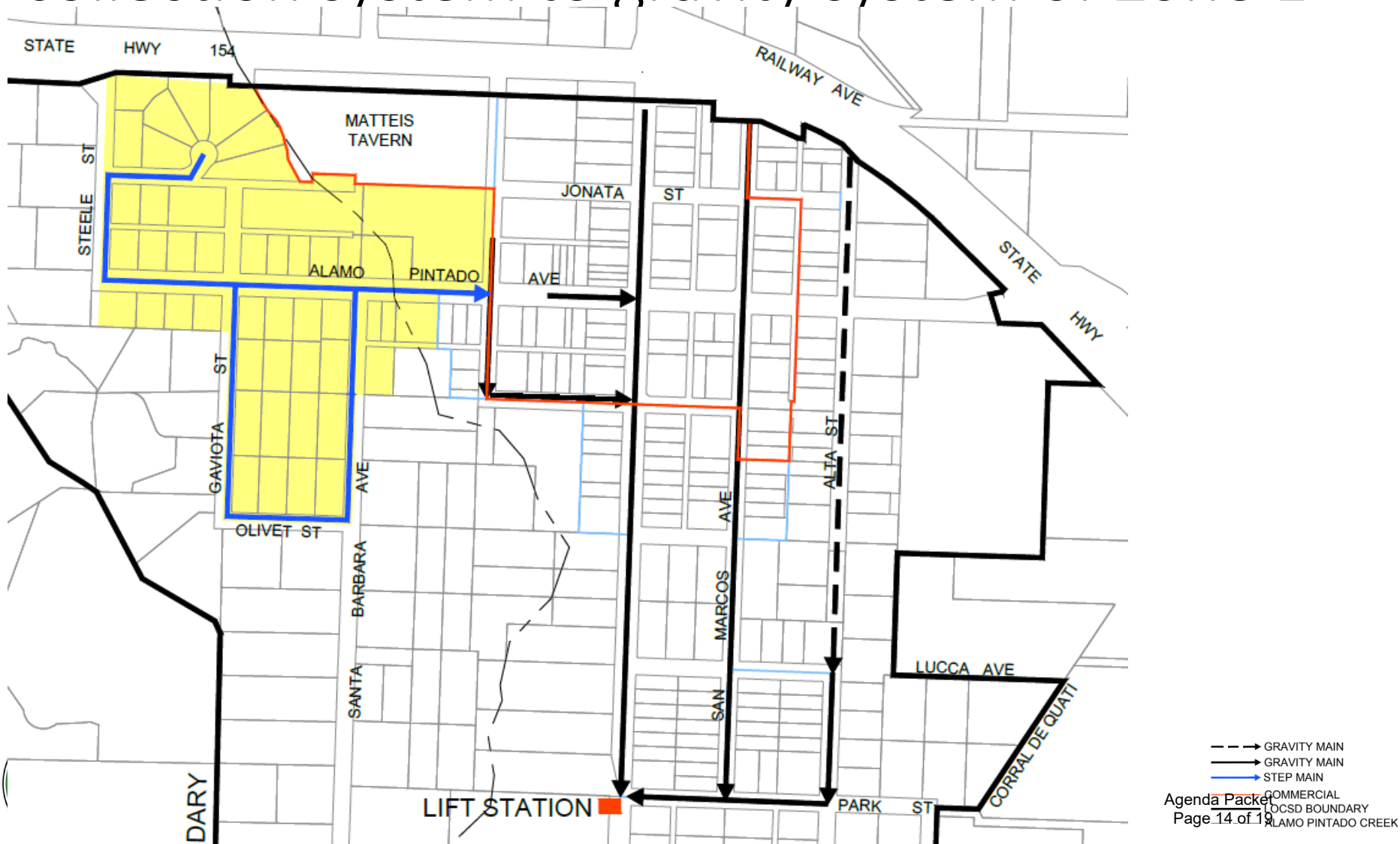
- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN

# Zone 2 - Adjacent Residential areas to the East – Gravity system to Lift Station

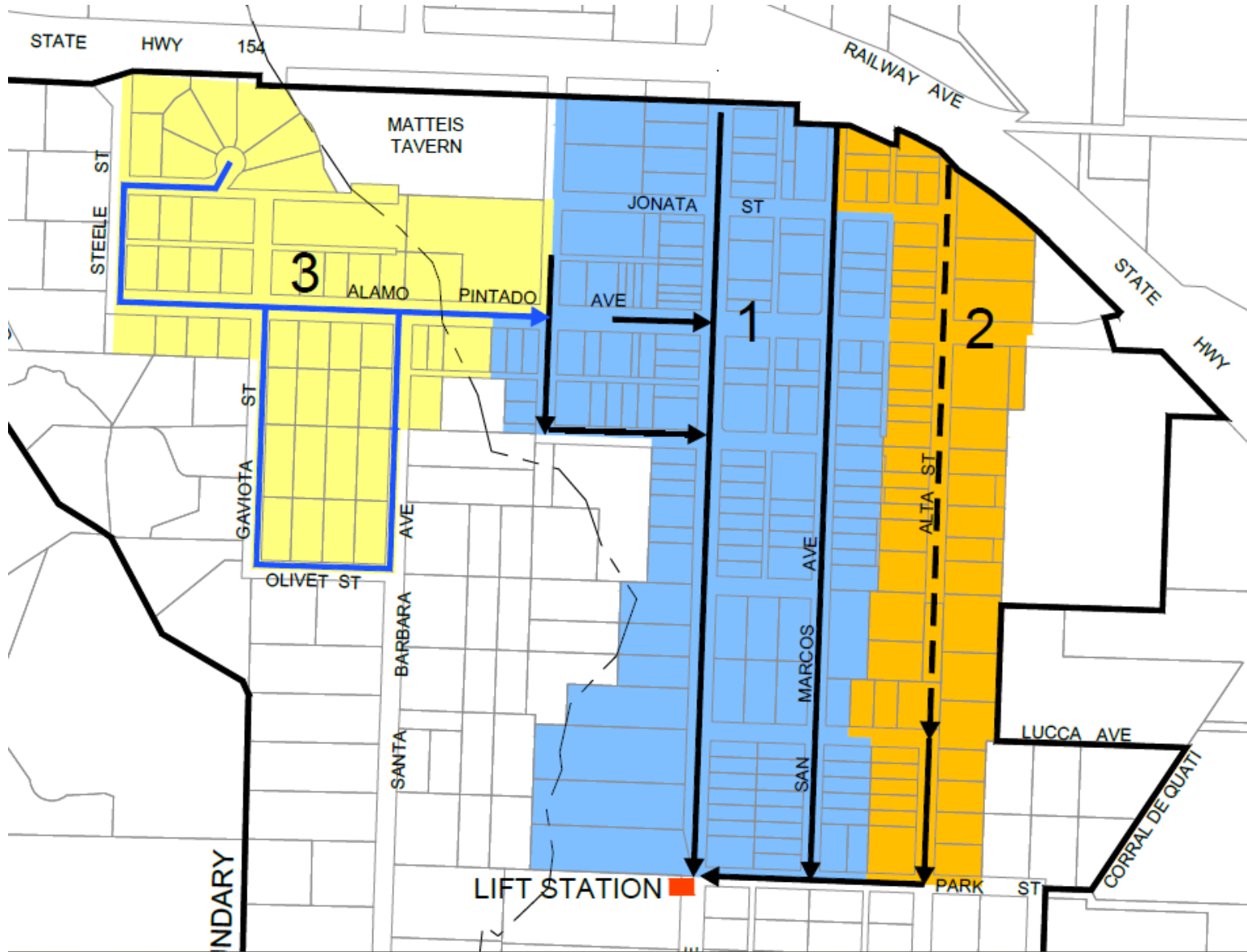


- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN

# Zone 3 - Residential areas to Northwest – STEP collection system to gravity system of Zone 1

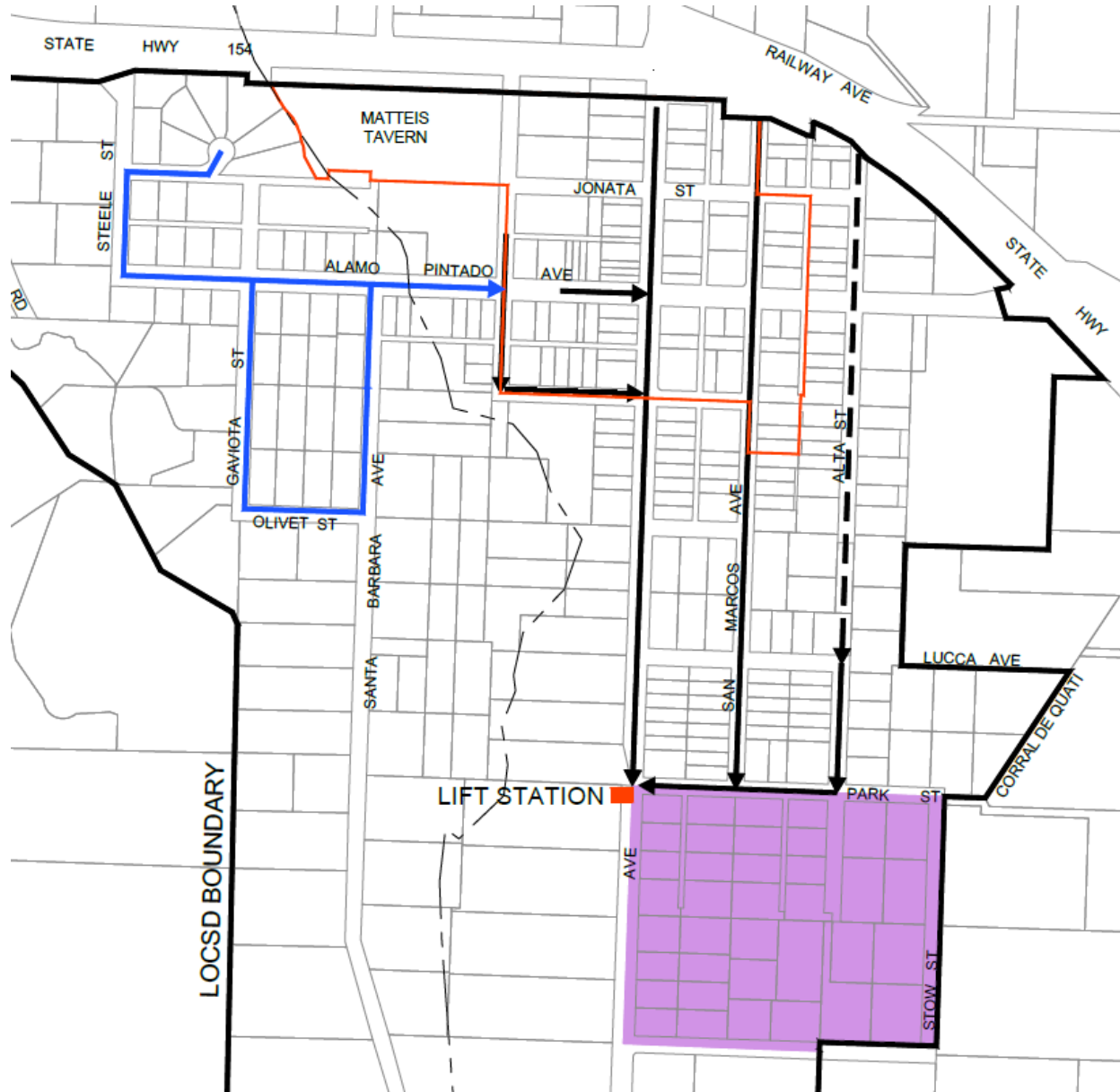


# Zones 1-3



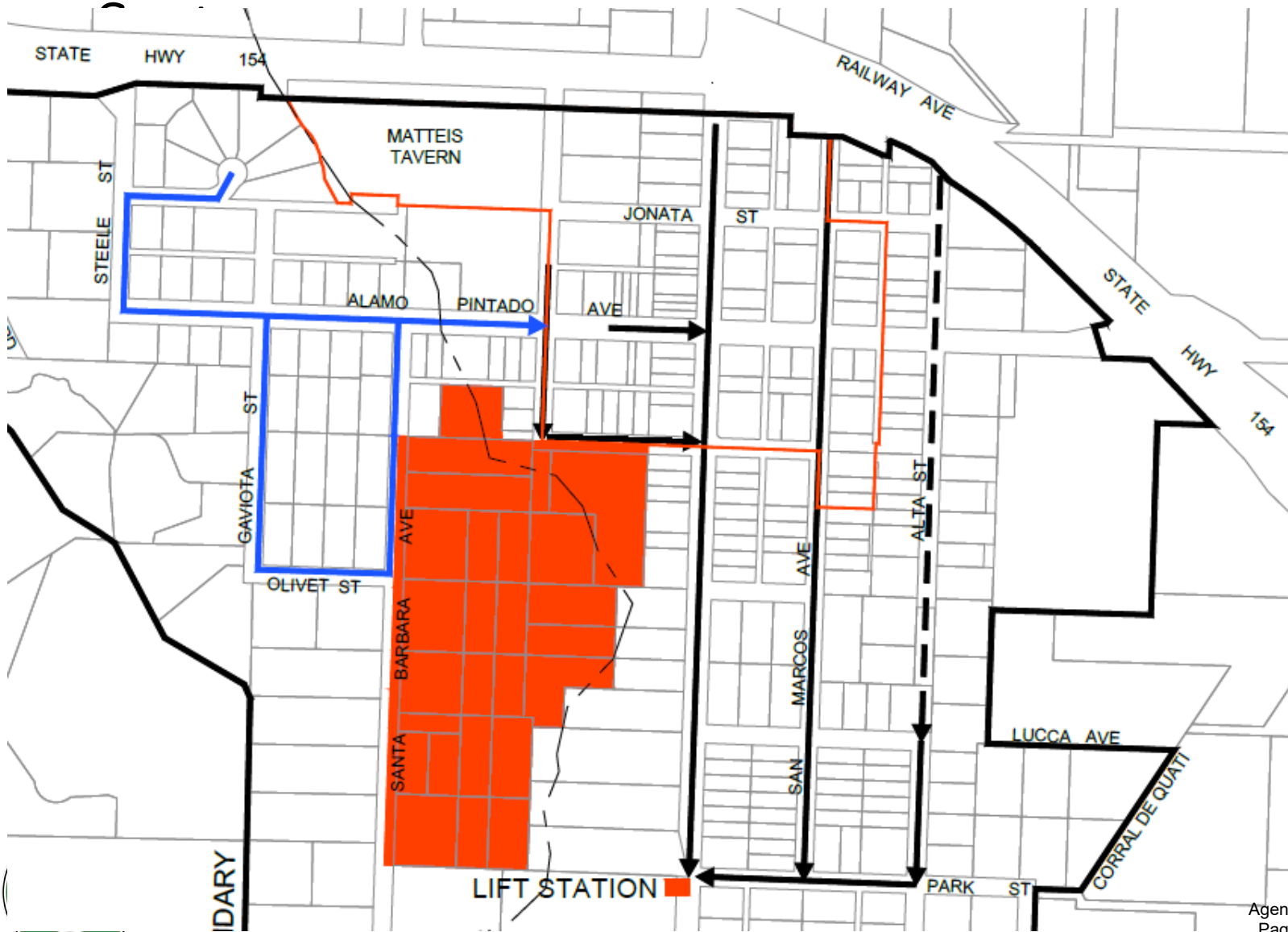
- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN

# Zone 4 - Step System to Lift Station





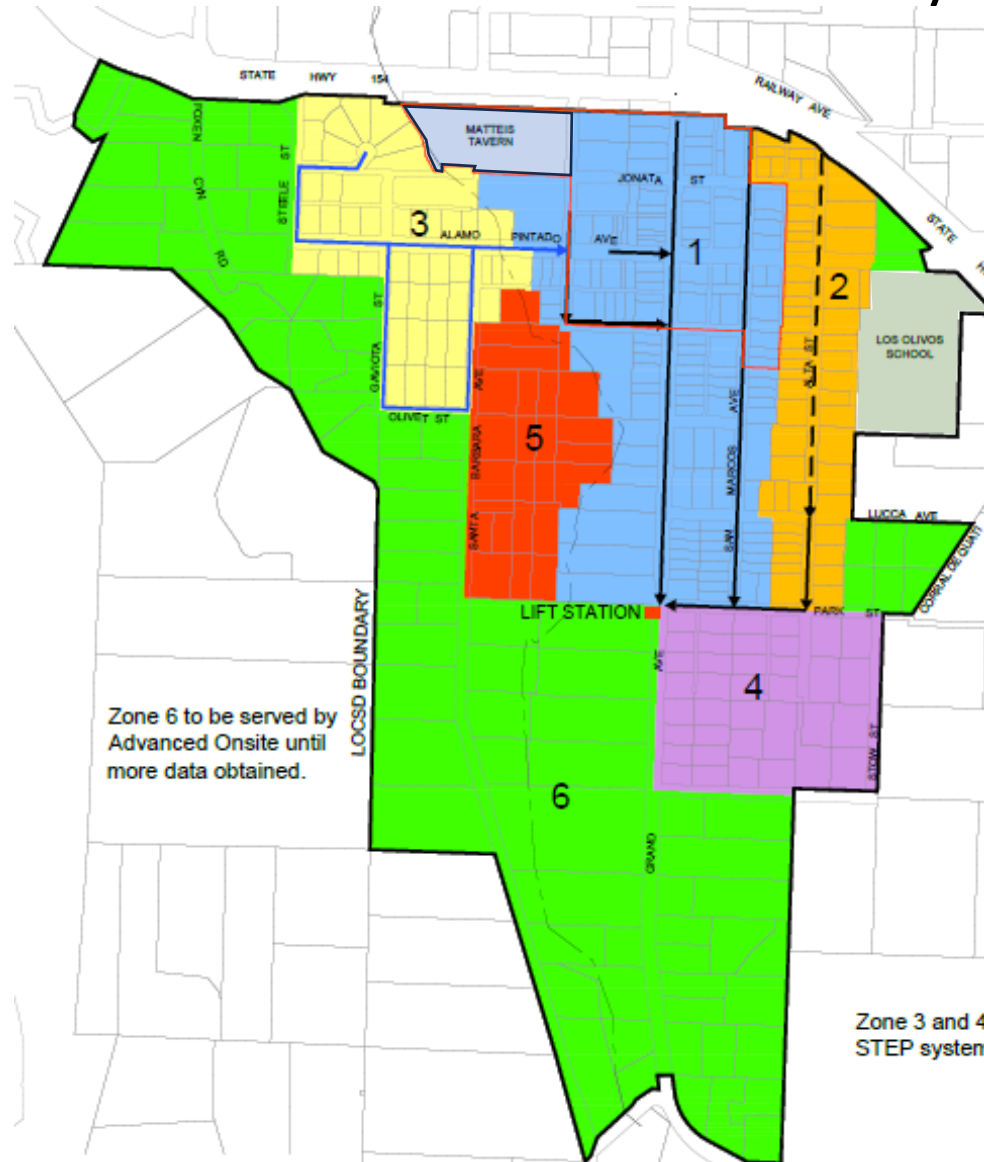
# Zone 5 - STEP System to Join Zone 3



- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN

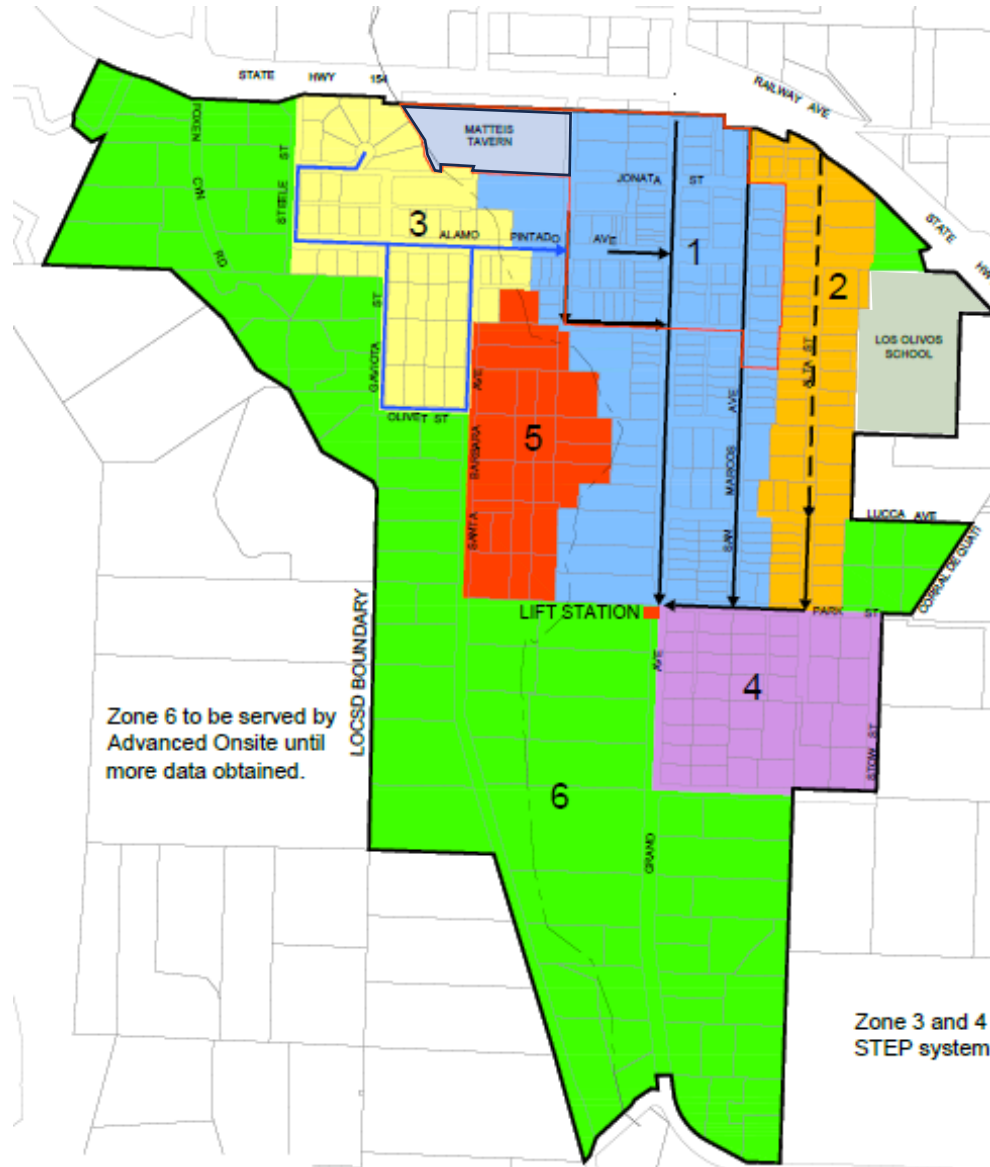


# Zone 6 - "Remainder of District" Served by Individual Advanced Onsite Systems



# Considerations

- The number of zones within implementation phases will depend on Grant Funding
- The use of individual Advanced Onsite Systems in Zone 6 is expected to be limited to 30-50 years
- Technical approach for Los Olivos School and the Matties complex to be determined



- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN
- COMMERCIAL
- LOCSD BOUNDARY
- ALAMO PINTADO CREEK

- ZONE 1 - 140 Parcels
- ZONE 2 - 54 Parcels
- ZONE 3 - 46 Parcels
- ZONE 4 - 37 Parcels
- ZONE 5 - 25 Parcels
- ZONE 6 - 74 Parcels

