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

LOS OLIVOS COMMUNITY SERVICES DISTRICT **Posted: 3-27-2026**
TECHNICAL SUBCOMMITTEE MEETING
April 1, 2026 – 8:30 AM
St. Mark's in the Valley Church – Common Room
2901 Nojoqui Avenue Los Olivos, California 93441
Please observe decorum and instructions from the Subcommittee Chair

Subcommittee Members: Director Fayram (Chair) and Director Parks

This meeting will be held both in-person and electronically via Zoom meetings. In-person the meeting will be held at the address above. The public will also be able to hear and participate electronically by using the following links:

On Zoom:
https://us06web.zoom.us/j/85195290804?pwd=rO5nrKISaewJAVMeY3MbZ7mtLlxudn.1
By Phone:
Meeting ID: 851 9529 0804 Passcode: 473619
One tap: +14086380968,,85195290804#,,,,*473619# US (San Jose)

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MEETING AGENDA

1. **CALL TO ORDER**
   Chair Fayram called the meeting to order at 8:35AM

2. **ROLL CALL**
   Present: Directors Parks and Fayram
   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 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 Subcommittee 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.
   Director 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 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**
   A. **MINUTES APPROVAL**
      Approval of the minutes from August 25, 2025.

Director Fayram opens the floor to public comment.
No requests to speak.

Motion to accept the consent agenda
Motion by Director Parks, second: Director Fayram
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 Thea 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 REGARDING WALLACE GROUP 30% DESIGN AND 30-YEAR LIFE CYCLE COST DRAFT

The Wallace Group was hired to complete a 30% design and 30-year life cycle cost for both gravity fed and effluent system collection, and conveyance to the City of Solvang. The Wallace Group was also to reconcile prior designs developed by Stantec and REGEN. Reconciliation was intended to include bring both gravity fed and effluent system collection designs to a common level, use a consistent estimating approach between the collection approaches, and provide a 30-year cost of ownership or life cycle cost for the two collection approaches. The Wallace Group has completed their initial efforts and the document can be found here: https://www.losolivoscsd.com/technical-studies-and-reports

The Subcommittee will discuss the Wallace Group's initial submittal and consider making recommendations to the full Board of Directors at the April 8, 2026 Regular Meeting. Additionally, the subcommittee may provide direction to staff regarding the June 3, 2026 Public Workshop.

GM Savage introduces the item, noting that Wallace Group, Kari Wagner, is joining the meeting. He adds that they were not asked to create a presentation or anything like that for this meeting. He comments that the document is draft and that he has provided some preliminary comments to the Wallace Group.

Director Fayram opens the floor to public comment.
Michelle deWerd speaks.

Director Parks asks about next steps – sensitivity analysis, creek crossings, dewatering, and cost impacts. Kari Wagner responds. Ms. Wagner describes impacts of components such as the previously stated request from the City of Solvang for equalization storage.

A discussion ensues about pipe sizes, particularly as the conveyance lines go down Alamo Pintado Avenue and connection to bridges. Ms. Wagner suggests that pipe sizes down Alamo Pintado Avenue probably won't affect the ability to attach pipes to the bridge. She adds that whether the pipe down Alamo Pintado Avenue is gravity or pressurized/pumped cost is very similar. But, gravity would allow you to eliminate the Santa Barbara Avenue lift station. Upon clarifying questions from General Manager Savage, the Wallace Group (Ms. Wagner) confirms that the number of open items and questions the District is experiencing is typical for a 30% level design.

Director Fayram asks about waste travel time between Los Olivos and Solvang. Wallace Group has not completed such a calculation. The answer could affect whether an equalization tank is needed. Director Fayram then asks about effluent tanks, ownership, and installation. Ms. Wagner responds that they were all assumed to be the responsibility of private parcel owners. Ms. Wagner responds, commenting that some sort of easement was assumed on each parcel. The discussion then turns to which lift stations are needed, requirements of City of Solvang, and the ability to flow via gravity versus pressurized.

Director Fayram then asks about road repair assumptions. Ms. Wagner responds that trenching and partial road restoration is assumed. She adds that full pavement restoration would be more costly.

Director Parks asks about what would be included the 60% design. Specifically, whether connecting at Sunny Field or at a "better" location from a cost perspective.

District Engineer Pike clarifies preliminary designs (30% or 60%) are all about having a high level of confidence in the costs when preparing to present the information for a property owner vote. He adds that there is a

contingency in the draft document. He then comments on the sensitivity analysis and topics such as connecting to bridges. Director Fayram then comments on wastewater travel time and flows. GM Savage then leads a brief conversation regarding dewatering, what it is, what it isn't, and the direction to Wallace Group to include related costs.

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.
GM Savage comments that this is a standing item on the agenda. He does not have anything specific.

Director Fayram opens the floor to public comment.
No requests to speak.

Director Parks asks if Mr. Herthel has submitted anything on alternatives. GM Savage responds that he has not.

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.
Director Parks – none
Director Fayram – none

8. ADJOURNMENT

Motion to adjourn at 9:26 AM.
Motion by Director Parks, second: Director Fayram
Voice vote: 2-0

Respectfully submitted:



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

Approved:

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Chair (Director) Tom Fayram