

Lisa Palmer, President
Tom Fayram, Vice President
Mike Arme, Director
Brian O'Neill, Director
Brad Ross, Director



Memo

Memo to: President Palmer and Board Members

From: Bob Perrault, General Manager

Subject: Urban Planning Concepts Siting Study Review

Date: July, 14, 2021

During the last Board meeting the Siting Study for the location of the wastewater plant completed by Urban Planning Concepts was transmitted to the Board (please see the accompanying report). The Study identified a total of 18 sites located both inside and immediately adjacent to the District. With the prospect of assigning the work for the design of the project it is prudent for the Board to reduce the number of sites remaining under consideration to four or less. This will assist the District's consultants in efficiently pursuing their work tasks and also provide direction to initiate the site acquisition process

In approaching this task staff would suggest the Board utilize the criteria out lined in the report. The report contains a list of 15 criteria. Some of the most notable criteria is identified as follows:

1. Lot only, (No Structure)
2. Is the location excess Right of Way
3. Size.75- 1.5 acre
4. Elevation
5. Proximity to Alamo Pintado Creek
6. Expensive Environmental or construction challenges
7. Easy or public access
8. Proximity to Residential.

The report exhibit actually separates the 18 potential sites into "Preferred" and Secondary' sites based on the criteria. The Board could eliminate the secondary sites from further consideration at this time. This would reduce the number of the remaining Preferred sites to 8. Staff and Board members have had contact with some of the owners of the remaining properties to discuss their interest in participating in the siting process. The following is a brief summary of those discussions:

Lisa Palmer, President
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Santa Barbara County is the owner of Property #1. The District has had active and positive discussions with the County for some time. The owners of Parcel # 9 indicate they are unable to participate further. This is Church property and the use of the land is restricted by covenant. The District has had discussions with owners of Parcel's #14 and #15 who indicate they are interested in pursuing discussions with the District as well the owners of Parcel #17 also known as the Little Creek property.

The Board has the following alternatives available to it:

- (1) The Board could proceed with reducing the number of potential sites using the information presented; or
- (2) The Board could direct the task to the Project Committee with a report to be returned at the next Board meeting in August.

June 6, 2021

Los Olivos Community Services District
PO BOX 345
LOS OLIVOS CA 93441

SUBJECT: Desktop Study – Proposed Wastewater Treatment Plant (WWTP) Siting Study

UPC, in accordance with our authorized task scope of work, has prepared a Desktop Study – Proposed WWTP Siting Study to consider and rank potential parcels for siting the proposed WWTP.

Background:

Although the District has already spent considerable time considering siting options in an on-going effort to not overlook best opportunities, with a number of optional sites having been identified, this additional effort was commissioned to assure suitable optional sites were not overlooked.

Scope of Work:

Prepare two exhibits:

1. Possible sites within the district Boundary.
2. Possible sites within a one-mile distance of the District.
3. Size criteria: approximately ½ acre with minimum dimensions 150' x 100' wide.

For ranking purposes, most feasible sites could be identified as:

1. Possible road right-of-way that appears to be unused.
2. Vacant lots.
3. Open/Farmland where a portion could be subdivided and purchased.

Keeping Phase 1 of The Project Description in mind, consider:

1. Number of lift stations that may be needed/site.
2. Special challenges for each site.
3. Opportunities for effluent percolation facilities nearby (Injection well, access to creek, potential for underground chambers or surface ponds).
4. Site Advantages: Cost, convenience, physical advantages, etc.

Methodology:

The desktop study was accomplished with the following fundamental steps:

1. Identify all parcels within a 1-mile radius.
2. Prepare a weighted numerical criterion to rank the feasibility and desirability of the lots.
3. Identify the top dozen or so site.
4. Prepare a map exhibit identifying these lots.

Criteria and Weighted Numerical Ranking:

The following Criteria were listed for ranking of Each lot considered:

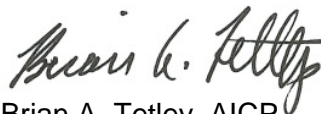
1. Lot Only? (No developed structures on area of site proposed for a WWTP. Cost Consideration)

2. Is this Location "Excess ROW" (Cost and ease of procurement consideration)
3. Size? (.75-1.5 Acre is optimum)
4. Open/farmland where a portion could be subdivided and purchased adj. to ?
5. Elevation Less than Commercial Zone (Phase 1)? (Lift Station and associated cost implication)
6. Elevation Less than Small Lots (Phase 2)? (Lift Station and associated cost implication)
7. Distance from Commercial Zone? (Cost of Collection system phase 1)
8. Proximity to Alamo Pintado Creek? (Goal to have Creek outfall as secondary effluent disposal strategy)
9. Potential for percolation High? (from Geotech) Turns out this cannot be fully evaluated now, yet we also know that the range of location for our considered parcel would have similar chance of success.
10. Unique & Expensive Environ. Challenges? (Cost implications.)
11. Require Bridge Crossing for Pipeline? (Cost Implications.)
12. Easy Access/ Public Access?
13. Proximity to Residential?
14. Challenging Site Physical Constraints? (Cost implications)
15. Is this being offered for District use?

The results have undergone considerable review and revision by The District IGM, the ad hoc committee and individual Board Directors. The attached Scoring Matrix and Map summarizes the results of this "desktop study" effort.

Please let us know if we can make adjustments or corrections in order for the final product to be most useful.

Regards,

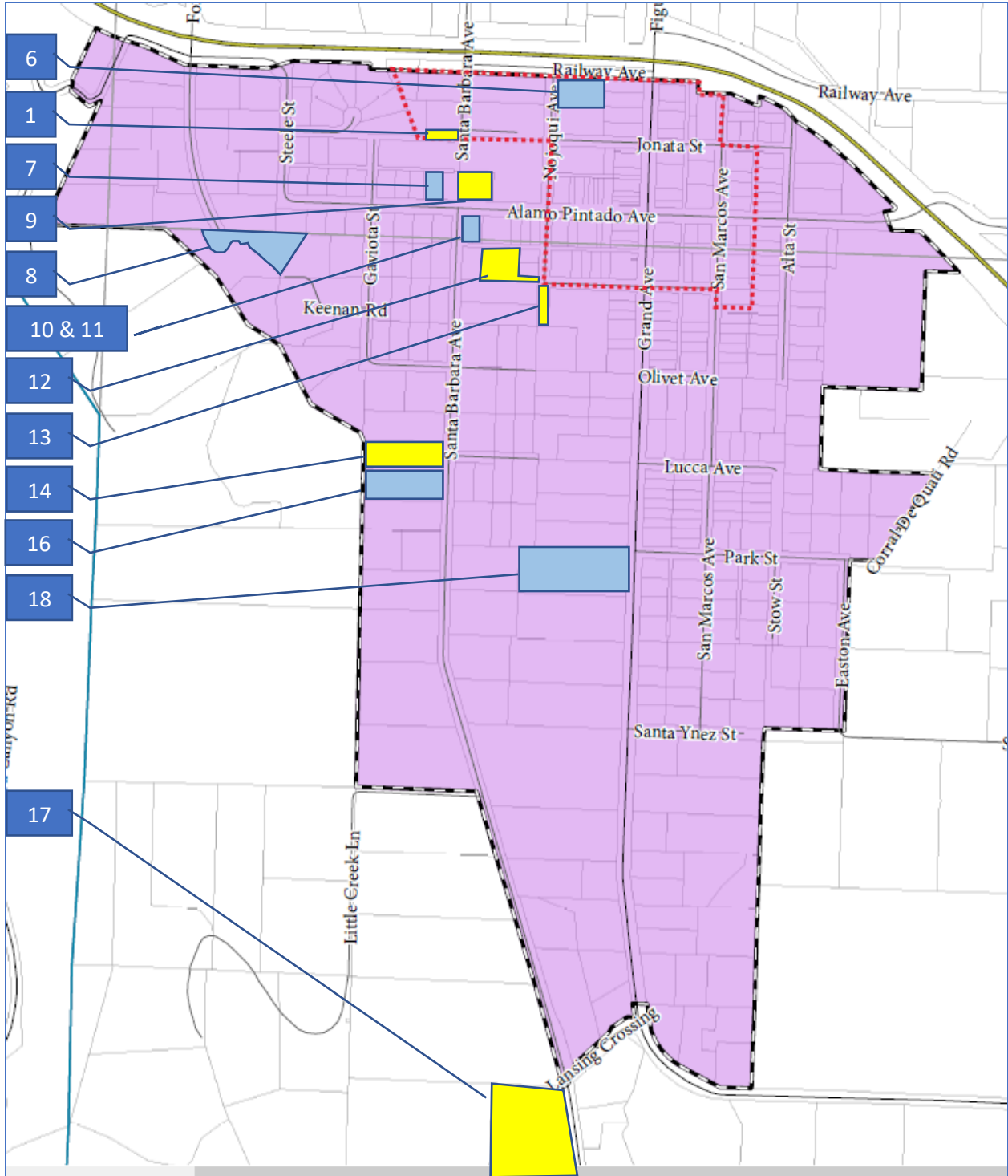


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WWTP SITING STUDY

PREFERRED SITES

- Preferred Sites
- Secondary Sites



Note: Sites North of HWY 154 Eliminated from list of secondary sites and not shown

Los Olivos CSD Siting Study Matrix

6/4/2021

						Lot Only?	Excess ROW?	Size?	Open/farm Land where a portion could be subdivided and purchased adj. to ?	Elevation Less than Commercial Zone (Phase 1)?	Elevation Less than Small Lots (Phase 2)?	Distance from Commercial Zone?	Proximity to Alamo Pintado Creek?	Unique & Expensive Environ. Challenges	Require Bridge Crossing for Pipeline?	Easy Access/Public Access?	Proximity to Residential?	Challenging Site Physical Constraints	Offered for District Purchase by Owner?		Notes
APN	Address	Parcel Size	Zoning	Owner Info	Description	Y (5)-N (1)	Y (10)-N (0)	<.4Acre (0), .475Acre (5), .75-1.5 Acre (2), >1.5 Acre (1)	Y (5)-N (0)	Y(10)-N(1)	Y(10)-N(1)	Within CZ(10), <.5 Mi(5), >.5Mi (1)	Adj.(10), <1000ft.(5), >1000ft(1)	Y (0)-N (5)	Y (0)-N (5)	Y (5)-N (0)	<100ft (1), 100-1000ft(3),>1000ft(5)	Yes (0), No (5)	Y (10)-N (0)	POINT TOTALS	
1	County Road ROW	0.37	20-R-1	County of Santa Barbara	Excess County Jonata Road ROW access from Jonata St @ Nojoqui Ave. .37 Acres. .13 useable Possible purchase of adjacent land?	5	10	0	0	10	10	10	10	5	5	5	1	5	0	76	
2	135030054	4.4	AG-I-10	MONIOT FAMILY TRU (5/28/04)	North of Hwy 154 (Calkins Rd.at North St.) 4.4 Acres	5	0	1	5	1	1	5	5	5	5	5	1	5	0	44	
3	135071006	0.46	RR-5	CHAMBERLIN LOS OLIVOS LLC	North of Hwy 154 (Calkins Rd.at North St.) 0.46 Acres	5	0	5	5	1	1	5	5	5	5	5	1	5	0	48	
4	135030042	8.19	AG-I-5	CHAMBERLIN LOS OLIVOS LLC	North of Hwy 154 (Figueroa Mountain Rd.at North St.) 8.19 Acres	5	0	1	5	1	1	5	1	0	5	5	1	5	0	35	
5	CALTRANS ROW	0.50	ROW	CALTRANS	North of Hwy 154 (Figueroa Mountain Rd.at HWY 154.) 0.5 Acres	5	0	5	5	1	1	5	1	5	0	5	1	5	0	39	
6	135074019	0.85	C-2	STAGE STOP PLAZA	In Commercial Zone (Nojoqui Ave at Railway Ave.) .85 Acres	5	0	2	0	10	10	5	5	0	0	5	1	5	0	48	
7	135082020	0.32	15-R-1	BEREAN BAPTI CHURCH OF LOS OLIVOS	In Commercial Zone (Alimo Pintdo St) .32 Acres	5	0	0	0	10	10	5	5	0	0	5	1	5	0	46	
8	135340012	2213 Keenan	1-E-1	RAISCH ROBERT; GRANGER JENIENE	Vacant Lot Accessible from Keenan Drive	5	0	2	0	10	10	5	1	0	0	5	1	5	0	44	
9	135082022	0.62	15-R-1	BEREAN BAPTI CHURCH OF LOS OLIVOS	In Commercial Zone (Alimo Pintdo St) .62 Acres	5	0	5	0	10	10	5	10	0	5	5	1	5	0	61	
10	135086001	2320 Alamo Pintado	15-R-1	SANTA YNEZ RIVER & WATER CONS DI	ID 1 Parcel (Alamo Pintado Ave. at Santa Barbara Ave.) .16 Acres	1	0	0	0	10	10	5	10	5	0	5	1	5	0	52	
11	135086002	0.16	15-R-1	SANTA YNEZ RIVER & WATER CONS DI	ID 1 Parcel (Alamo Pintado Ave. at Santa Barbara Ave.) .16 Acres	1	0	0	0	10	10	5	10	5	0	5	1	5	0	52	
12	135086009	0.87	7-R-1	CRUTCHER, DANIEL L; CRUTCHER, JULIE B	Vacant Lot W/ access from Hollister St or alley @ Nojoqui .87 A (.4 Usable)	5	0	5	0	10	10	5	10	5	0	5	1	5	0	56	
13	135122031	County Road ROW	20-R-1	County of Santa Barbara	Excess County Road ROW access from Hollister St @ Nojoqui Ave. .28 Acres. .12 useable Possible purchse of adjacent land?	5	10	0	0	10	10	5	10	0	5	5	1	0	10	71	Acquisition in process
14	135110023	1.47	1-E-1	GOTT CHARLES R & PATRICIA A (TRUSTEES); GOTT CHARLES & PATRICIA TRUST	Subdividable Vacant Lot On Santa Barbara Ave. 1.47 Acres	5	0	2	5	10	10	5	5	5	0	5	1	5	0	58	
15	135110024	1.48	1-E-1	GOTT CHARLES R & PATRICIA A (TRUSTEES); GOTT CHARLES & PATRICIA TRUST	Subdividable Lot On Santa Barbara Ave. 1.48 Acres.	1	0	2	5	10	10	5	5	5	5	5	1	5	0	59	
16	135110025	1.47	1-E-1	GOTT CHARLES R & PATRICIA A (TRUSTEES); GOTT CHARLES & PATRICIA TRUST	Subdividable Vacant Lot On Santa Barbara Ave. 1.47 Acres	5	0	2	5	10	10	5	5	0	5	0	1	0	0	48	
17	135230028	10.01		HERTHEL	Vacant Land Offered by the Herthels	5	0	2	5	10	10	1	5	0	0	1	3	5	10	57	Offered by owner, least impact to residential. Located outside District
18	135-180-040	Grand Ave at Park			Open Field On Grand at Park	5	0	1	5	10	10	1	10	5	5	5	3	5	0	65	Has an Attached Subdivision Map

Proposal to the **Los Olivos Community Services District**
for

Permit Processing

necessary for the

Los Olivos Wastewater Treatment System
County of Santa Barbara, California

June 4, 2021



1.0 INTRODUCTION

This proposal outlines the professional services to be provided by Urban Planning Concepts for the permitting of the Los Olivos Community Services District wastewater treatment system.

The project involves obtaining the proper permits to construct up to two wastewater treatment plant sites and the associated wastewater collection system within the township of Los Olivos. One identified system site off Alamo Pintado Road is just outside the Los Olivos CSD sphere of influence.

Due to the nature of the project, there are several issues that are anticipated that may require the involvement of various state and federal agencies in addition to the county permitting process. Natural resource issue areas are anticipated to be centered on biological and riparian and groundwater resources. Other anticipated issues include neighborhood compatibility, noise, odor, etc.

This proposal will offer our best estimate of the probable timing and costs associated with overseeing the permitting of the project as permitting manager, including coordinating the necessary materials for application submittal, representation of the project to the various agencies responsible for review, coordination, review, and assessment of required environmental documents necessary for the anticipated impacts of this project, negotiations for consultations and mitigation measure imposition, and eventual presentation of the project to the decision maker(s).

UPC has the experience to address the planning and environmental issues associated with the complex process of multi-agency permitting. UPC is also well versed in environmental assessment and regulations pursuant to CEQA and NEPA and has the capability to successfully process the necessary approvals as the permitting manager.

2.0 SCOPE OF WORK

2.1 GENERAL PROJECT TASKS

Project tasks anticipated but not limited to:

- Assess the site(s) to identify any potential issues that may complicate the permit process and work to mitigate issues, if possible, through design of the elements of the development.
- Work with client to develop goals, preliminary design, milestones, and timelines.
- Oversee all reports, plans, etc. that are to be prepared for submittal to gov't agencies.
- Work with consultant team to ensure all exhibit materials and studies meet all requirements.
- Develop the official project description for County P&D to do its assessment.
- Coordinate, prepare, and submit all application materials.
- Represent the project in meetings with all applicable governmental agencies to develop their conditions of approval and mitigation measures.
- Provide lead contact services and work directly with all County departments; Planning and Development, Building and Safety, Flood Control, Project Clean Water, Roads Division, Environmental Health Services, Air Pollution Control District, etc.
- Consult with applicable State and Federal agencies that have jurisdiction. Agencies that may need to be consulted include USFWS, CalTrans, and the Regional Water Quality Control Board.

- Preparing official responses to departmental agencies, rendering rebuttals if necessary, and negotiating any application completeness items through coordinating team resubmittal items.
- Develop application for, and represent the project to, all Central County Board of Architectural Review Hearings.
- Facilitate permitting of water/wastewater system permits through Environmental Health Services.
- Coordinate and arrange for required utility review and clearances.
- Assist County staff in preparation of environmental documents: verify assessment protocols and findings.
- Oversee environment review public comment period. Represent project at public environmental hearing.
- Review final environmental document and develop official comments and recommend edits.
- Respond to, and minimize, any opposition to the project, whether public or private.
- Meet with applicable political leaders and commissioners to garner support for the project.
- Prepare the necessary presentations and represent the project to the decision makers in a formal public hearing setting.
- Develop cost estimates for plan check, permit issuance, bonding, and impact fees.
- Coordinate and submit plans for pre-approval plan checking of the PIPs and Grading Plans.

2.2 *PERMIT PROCESSES*

At this time, the development proposed for the wastewater treatment system would be under the jurisdiction of the County of Santa Barbara serving as lead agency for review and approval of the discretionary permits and associated environmental review of the project. Various state and federal agencies may also have authority over the project.

Conditional Use Permit - Pursuant to §35.21.030 of the Santa Barbara County Land Use Development Code (LUDC), an approved Conditional Use Permit is required for a wastewater treatment facility. However, UPC would approach County P&D and a request for Santa Barbara County waive their 'lead agency' status under the California Environmental Quality Act and allow the wastewater system permitting to be managed under the auspices of the Los Olivos Community Services District, as a quasi-governmental agency. If that occurs, the permitting timeline and associated costs would be reduced. However, this proposal is based on Santa Barbara County electing to retain discretionary permitting authority. UPC recommends annexing the Alamo Pintado treatment site to the CSD service area through the LAFCO process on a separate track. Having all components of the wastewater treatment system within district boundaries would streamline future permitting processes.

An Application for a Conditional Use Permit with follow-up Zoning Clearance and Grading Permit will be submitted. The County is required to respond to the permit application within 30 days. During this 30-day period, UPC will meet with departmental representatives to answer any questions and assist in generating departmental condition letters. The County will then provide a formal written response to the application. It is common for County planners to request additional information at this time. UPC plans and coordinates a response to the County to quickly allow for application completeness so that environmental review can begin.

Comprehensive Plan Consistency Determination – State Government Code §65402 requires that development projects proposed by quasi-governmental agencies be consistent with the General Plan of the local jurisdiction. In Santa Barbara County, these consistency determinations are made during a public hearing before the County Planning Commission. If related discretionary permits are

required for the project(s), this consistency determination is handled at the same time. If discretionary permit authority is waived by the County, the general plan consistency determination is handled independently with its own public hearing.

2.3 *Environmental Review*

The California Environmental Quality Act (CEQA) requires environmental review of all development projects. There is a strong potential that the County will recommend preparation of an Environmental Impact Report (EIR). The preparation of an EIR does provide a level of “insurance” for your project. Anyone who might challenge the findings of an EIR, must present substantial evidence that the assessment is faulty in a court of law in order to overturn a project’s environmental findings. The bar for challenging a lower tier Mitigated Negative Declaration (MND) is quite low as a plaintiff need only present a “Fair Argument” to overturn an MND and require an EIR to be developed.

The EIR assesses impacts and if those impacts are considered significant. The County will prepare a “scoping document” with a possible hearing to identify potential impact areas that may need to be assessed. Environmental effects that may be addressed in the document include:

- Air Quality – Analysis to determine if there would be air quality impacts during project implementation.
- Biological Resources – Review and assessment of the existing biological studies performed for the site and analysis of potential downstream impacts to aquatic habitat. Review of potential impacts pursuant to federal and state endangered species legislation.
- Cultural Resources - Review of the Phase I Archaeological Survey to disclose if any cultural resources are present.
- Geology and Soils – Description of soil types and disclosure if unstable areas are impacted.
- Hazardous Materials – Disclosure and analysis of any existing site history utilization of and/or contamination with hazardous materials and proposed use of hazardous materials.
- Hydrology and Water Quality – Review of hydrologic modeling, design, and adequacy of NPDES measures during grading activities. Potential Impacts to the Cuyama River, downstream sedimentation and geomorphic changes to downstream conveyance for flow volumes.
- Public Facilities – Review of impact(s) from or to the provision of public facilities.
- Water Use – Review of any impacts due to the direct or indirect use of groundwater from the local basin.

If the County decides to require an EIR, the County will solicit bids from local environmental firms to prepare the document along with any subconsultants. The applicant will be required to fund the environmental document preparation in full prior to authorization to commence the analysis. Depending on the areas of analysis, it is not unusual for an EIR to cost approximately over \$200,000 to prepare. UPC will work with the county to focus the scope of the EIR to provide substantial cost savings to the client. UPC will also closely coordinate with the County to ensure the document meets the requirements for an environmental document meeting the requirements of CEQA and NEPA.

Upon completion of the Administrative Draft EIR Study, the following steps will be necessary:

- *Document Notification* – Required to distribute to property owners within 1,000 feet of the property. Documents will also be distributed to various state agencies through the State Clearinghouse and to federal responsible agencies.
- 45 day public comment period.
- *Environmental Hearing* – Provided for citizens to comment on the Initial Study (held during public comment period).
- Response to Comments that are provided.
- Final EIR preparation.

UPC thoroughly reviews the EIR during both the administrative draft and final document phases negotiating with staff to minimize costly mitigations and unnecessary analysis. UPC has a solid track record of amending and/or removing substantial mitigation which results in prohibitive costs and time delays. UPC would be the CSD’s advocate aggressively negotiating those issues that are costly to the District.

2.4 *Public Hearing(s)*

When the environmental review document is complete, County P&D then prepares a staff report and a hearing is docketed before the Planning Commission. UPC meets with each Planning Commission member and works to resolve any issues prior to hearing. Lastly, UPC then represents the project at the public hearing.

3.0 COST ESTIMATE FOR SERVICES

This following estimate is based on processing the project without substantial controversy. Should additional issues be raised or more analysis is found to be necessary through the public comment process, additional costs could incur. Our services are provided on a time and materials basis as outlined in our Authorization to Proceed Agreement.

This estimate provides for services through the approval process. A separate proposal will be provided, once conditions of approval are known, for services to process the necessary follow up zoning clearance and construction permits after the project is approved.

Permitting & Environmental Review: Urban Planning Concepts

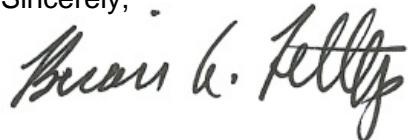
Staff	Item	Hours	Rate	Cost
UPC	Agency Coordination	32	\$155	\$ 4,960.00
UPC	Agency Coordination	48	\$170	\$ 8,160.00
UPC	Discretionary Permit Application	96	\$155	\$ 14,880.00
UPC	Discretionary Permit Application	54	\$170	\$ 9,180.00
UPC	Environmental Review	96	\$155	\$ 14,880.00
UPC	Environmental Review	48	\$170	\$ 8,160.00
UPC	Public Hearing(s)	36	\$155	\$ 5,580.00
UPC	Public Hearing(s)	24	\$170	\$ 4,080.00
			Total	\$ 69,880.00

The base estimate for Rural Planning Services' services for this project is \$69,880.00. This estimate does not include County Planning & Development permit application and processing fees.

In the event of an appeal of the County permit approvals by a third party, the matter would be referred by the County to a public Board of Supervisors hearing. This would result in substantial additional time, cost, and a revised contract for our services.

Should you have any questions or need further assistance please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Brian G. Kelly". The signature is written in a cursive style with a large, prominent "K" at the end.