

# LAFCO MEMORANDUM

## ***SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION***

105 East Anapamu Street • Santa Barbara CA 93101 • (805) 568-3391 + Fax (805) 568-2249

October 6, 2022 (Agenda)

TO: Each Member of the Commission

FROM: Mike Prater  
Executive Officer

SUBJECT: Report on Los Olivos Community Services District

*This is an Informational Report. No Action is Necessary*

### DISCUSSION

At the June 3, 2021 meeting, the Commission granted a request from the Los Olivos Community Services District for a Two-Year Extension from the Effective Date of Formation, which will run through April 6, 2023 to complete the Proposition 218 assessment district process.

The condition of formation is set forth in Paragraph B(vii) is as follows: "**The District shall implement a Proposition 218 assessment within one year of the effective date as necessary to fund the wastewater treatment facilities for the area, including CEQA and other planning analysis, assessment study and necessary election. Santa Barbara LAFCO may otherwise extend such deadline, or other LAFCO approved arrangements are made for funding such construction.**"

The District's August agenda packet explains the Board of Directors current status at 30% of Design to complete the Proposition 218 assessment process.

As a condition of the time extension, the Commission requested periodic updates from the District on the update process. The District's General Manager has submitted the most recent update provided to the residents that summaries the accomplishments.

### Attachments

Attachment A – Los Olivos CSD Update August 2022 Report

Please contact the LAFCO office if you have any questions.

**ITEM 7B – BUSINESS – 30% DESIGN DOCUMENTS**

**BUSINESS – 30% DESIGN DOCUMENTS**

Thomas Fayram, President  
Brad Ross, Vice President  
Mike Arme, Director  
Lisa Palmer, Director



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## 30% Design Documents

Due to the size of the deliverable, the design documents are not included in the Agenda Packet. The documents may be found on the District's website at:

<https://www.losolivoscscsd.com/technical-studies-and-reports>

Electronic copies may also be requested via email to:

[gm.locsd@gmail.com](mailto:gm.locsd@gmail.com)

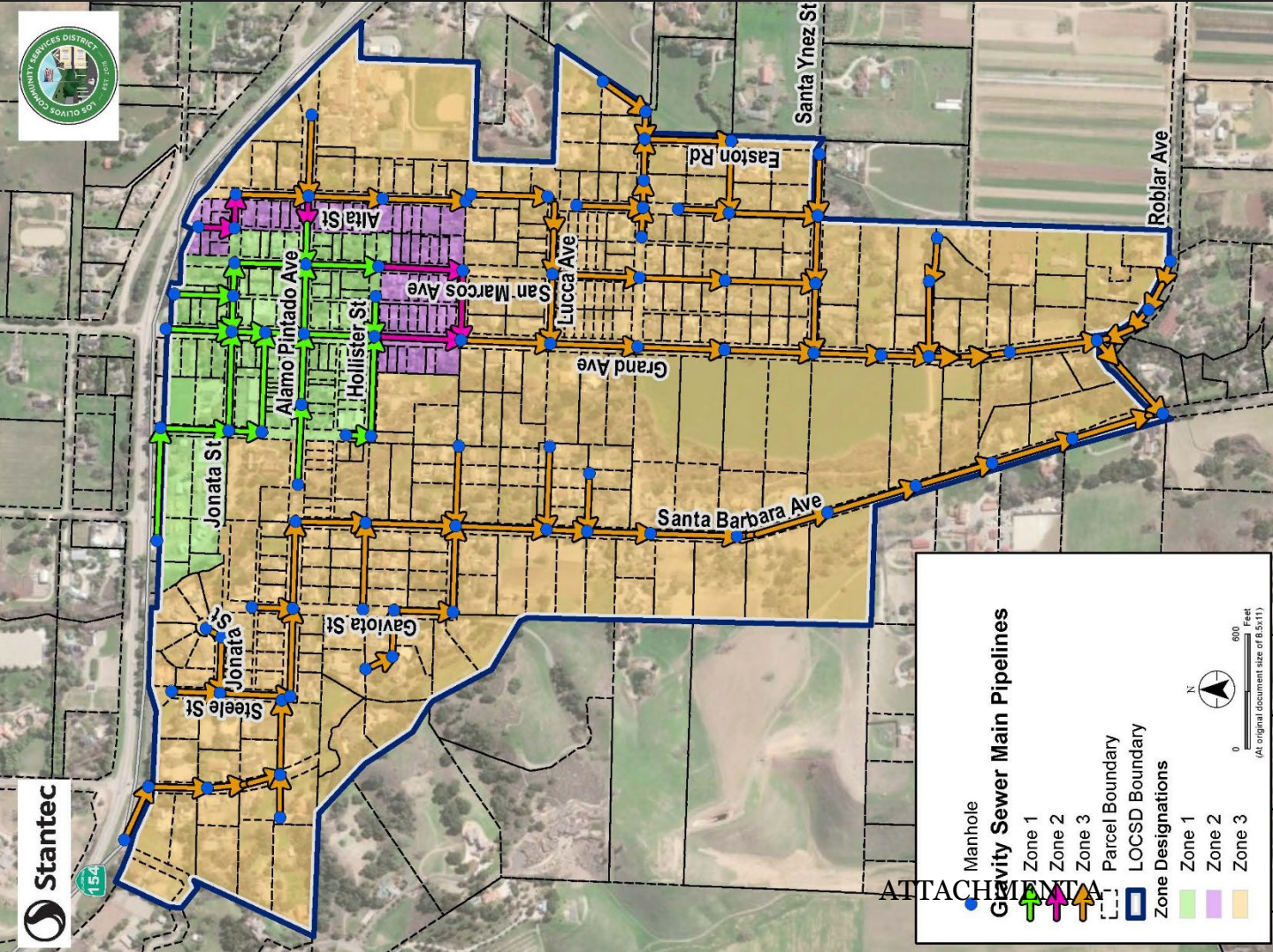
or by USPS at:

General Manager  
PO Box 345  
Los Olivos, CA 93441



# Los Olivos CSD Septic to Sewer

## 30 Percent Design



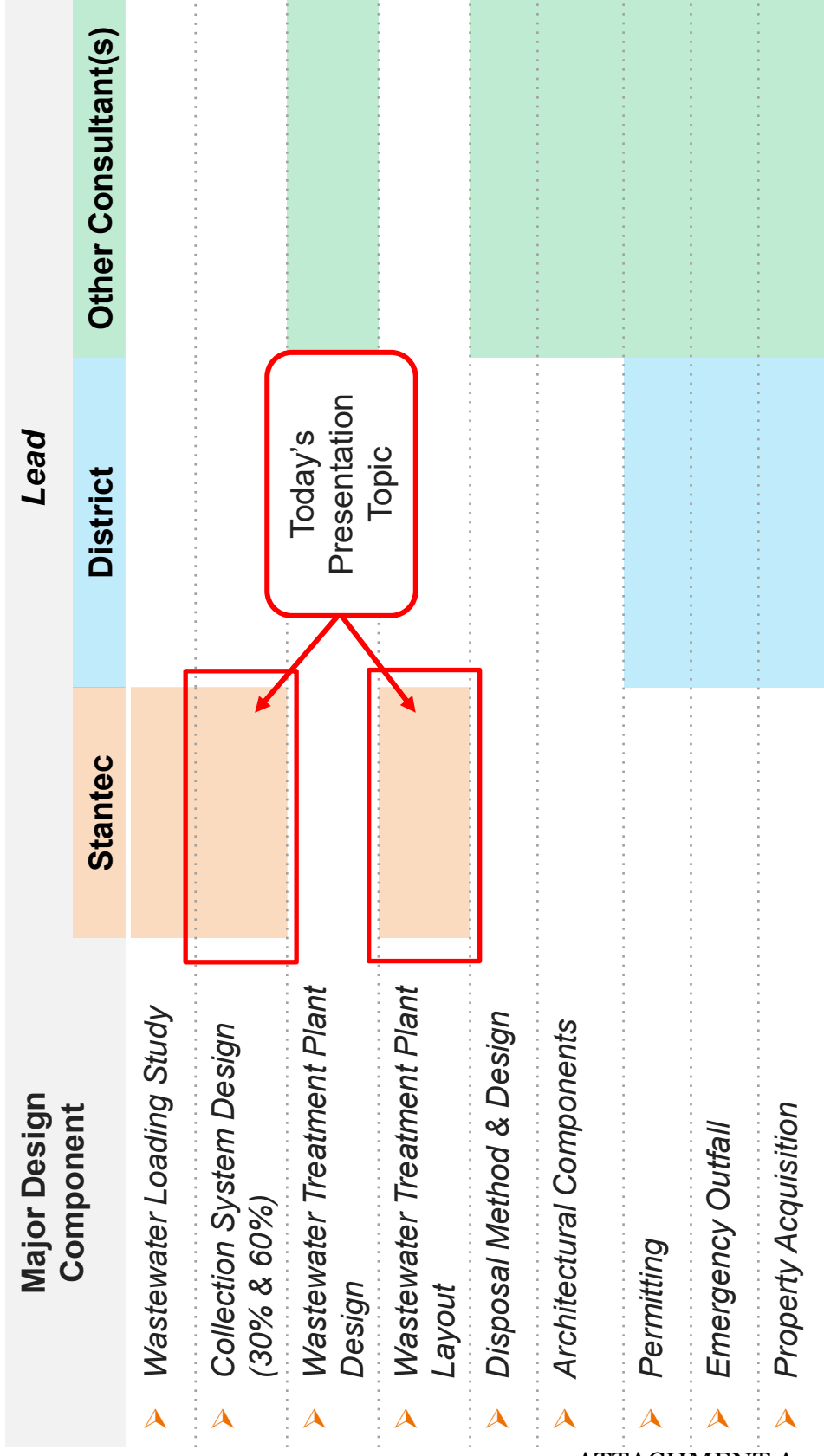
ATTACHMENT A

# Agenda

1. Project Components
2. Proposed District Zones
3. Wastewater Treatment Plant
4. Proposed Gravity Sewer Collection System
5. Proposed Costs



# Septic to Sewer – Project Components



# Proposed District Zones

①

Zone 1

- Downtown commercial lots with neighboring residential properties
- 77 lots

②

Zone 2

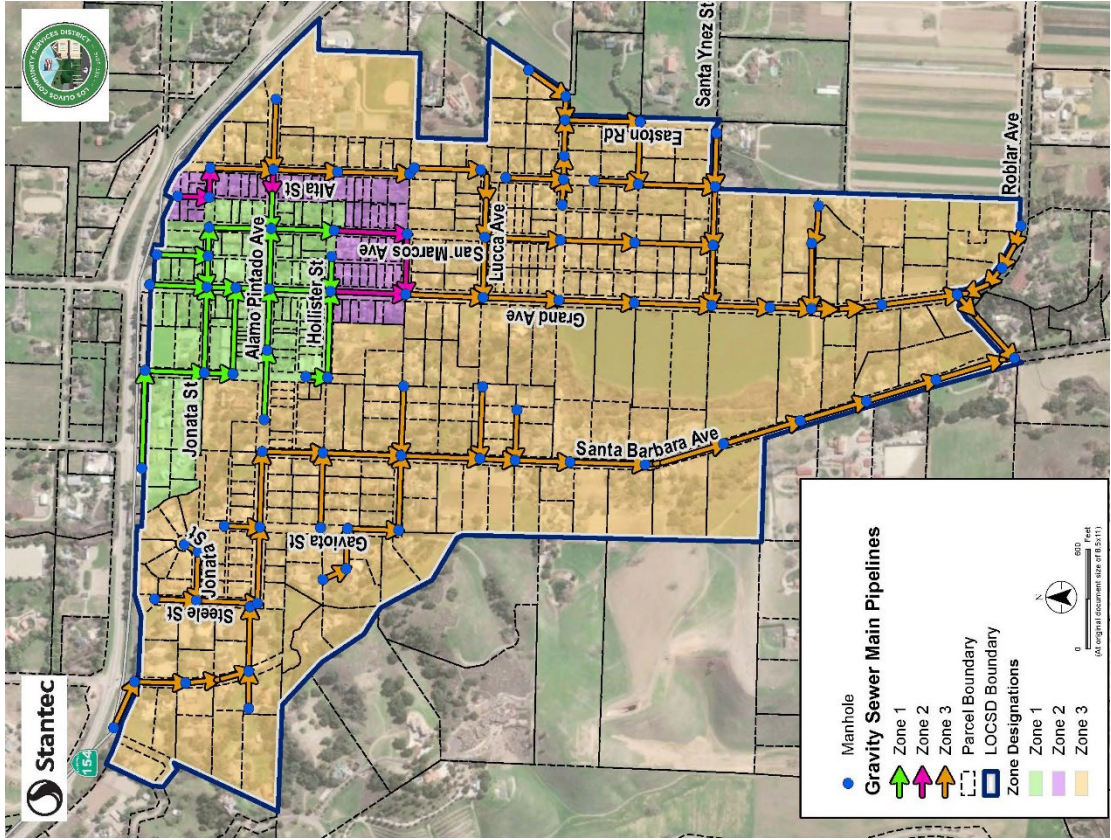
- Small residential lots
- 50 lots

③

Zone 3

- Remaining lots within the District
- 264 lots

# Proposed District Zones



Zones 1 and 2



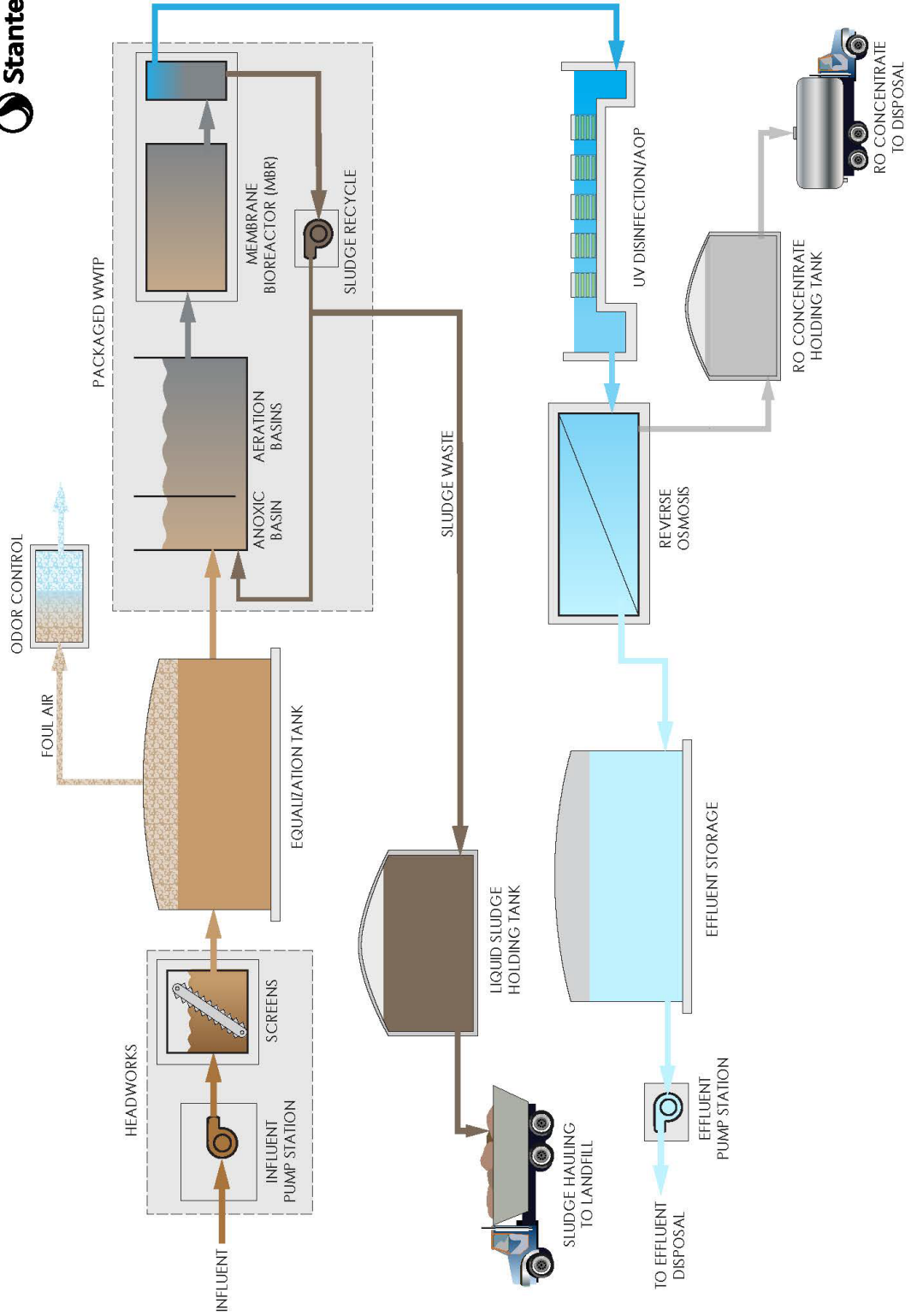
# Wastewater Treatment Plan - Proposed Wastewater Flows

Design Flows

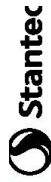
	Existing Flows (Calculated)	Proposed 20-Year Buildout Design Flows	ADUs	Proposed 20-Year Buildout Design Flows with ADUs
	Average Daily Flows - gal (Maximum Daily Flows - gal)	Average Daily Flows - gal (Maximum Daily Flows - gal)	Average Daily Flows - gal (Maximum Daily Flows - gal)	Average Daily Flows - gal (Maximum Daily Flows - gal)
Zone 1 – Commercial & Residential Lots	27,800 (89,000)	43,800 (140,000)		43,800 (140,000)
Zone 2 – Small Lots	10,500 (33,700)	10,800 (34,400)		10,800 (34,400)
Zone 3 – Remaining Lots	58,000 (185,800)	63,300 (202,400)	2,600 (8,300)	65,800 (210,700)
<b>Total</b>	96,400 (308,500)	117,800 (376,800)	2,600 (8,300)	120,300 (385,000)

Note: Flows from the Basis of Design Report by Stantec dated January 7, 2022

# Wastewater Treatment Plant - Process Flow Diagram

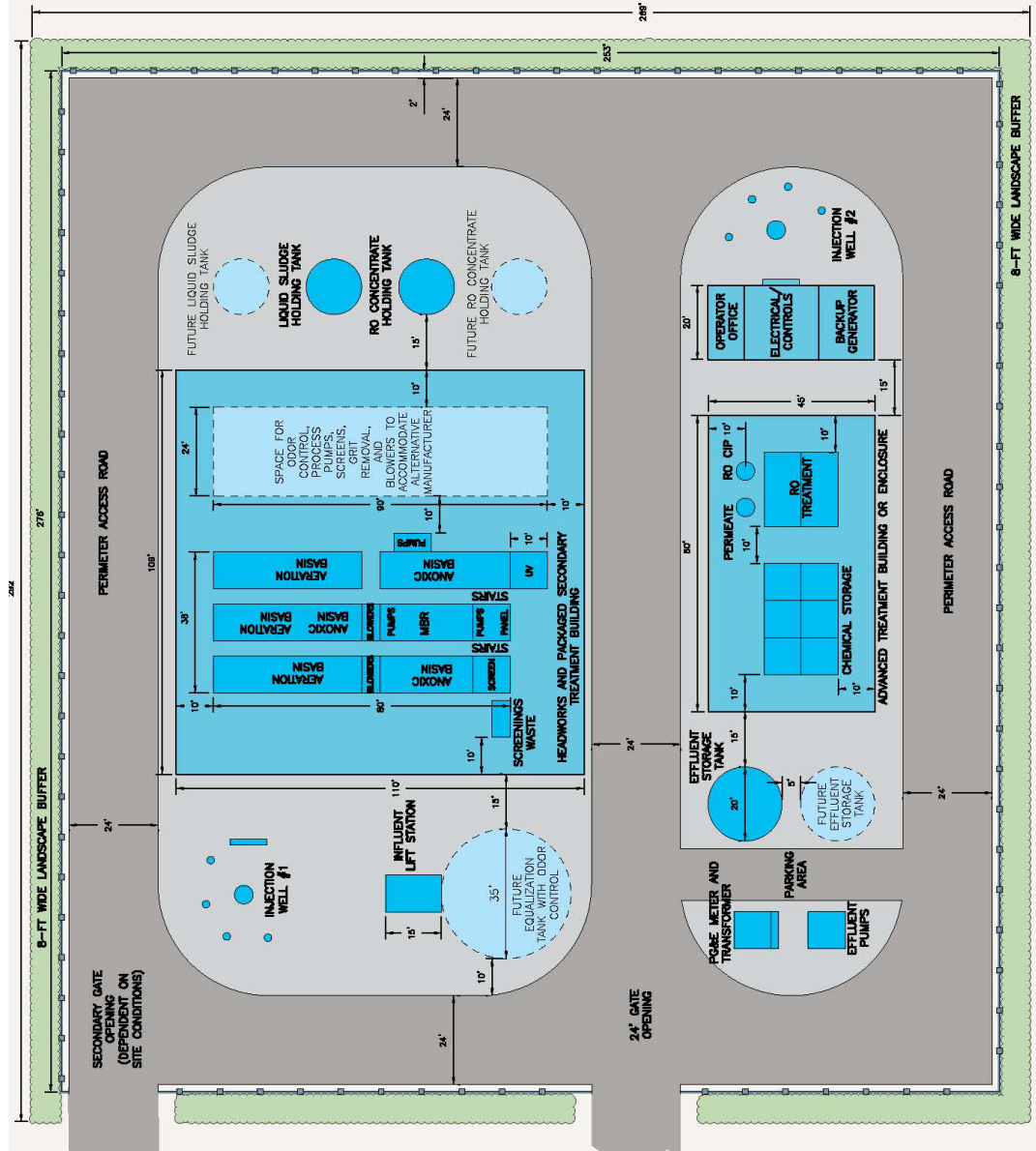


# Wastewater Treatment Plant - Preliminary Layout



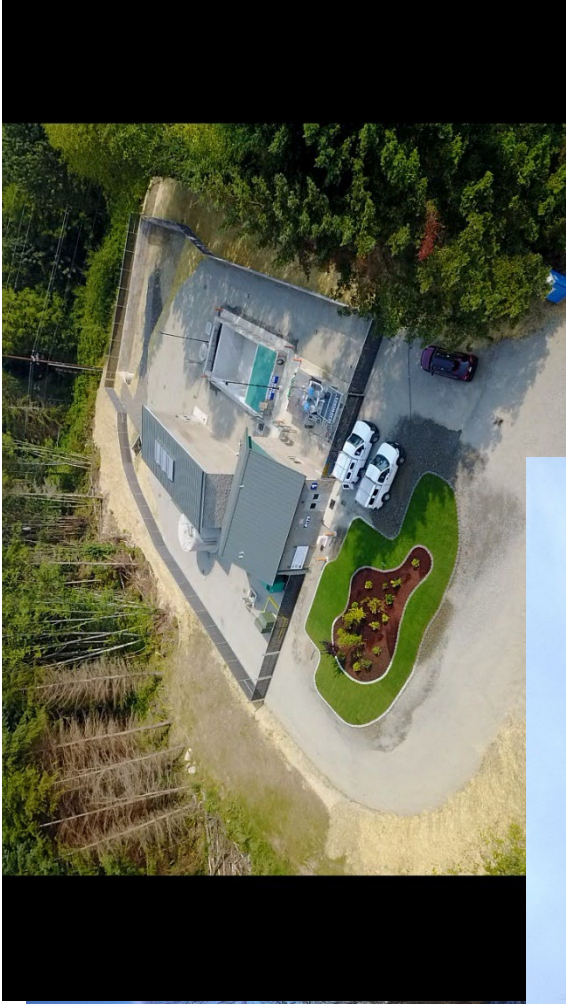
**NOTES:**

1. The location of the influent pump station will be determined by the location of the wastewater treatment plant site.
2. The site is based on the Cloacina MBR package provided by the district.



Note: Lift station may be located offsite depending on final site location.

# Wastewater Treatment Plant - Example MBR Buildings

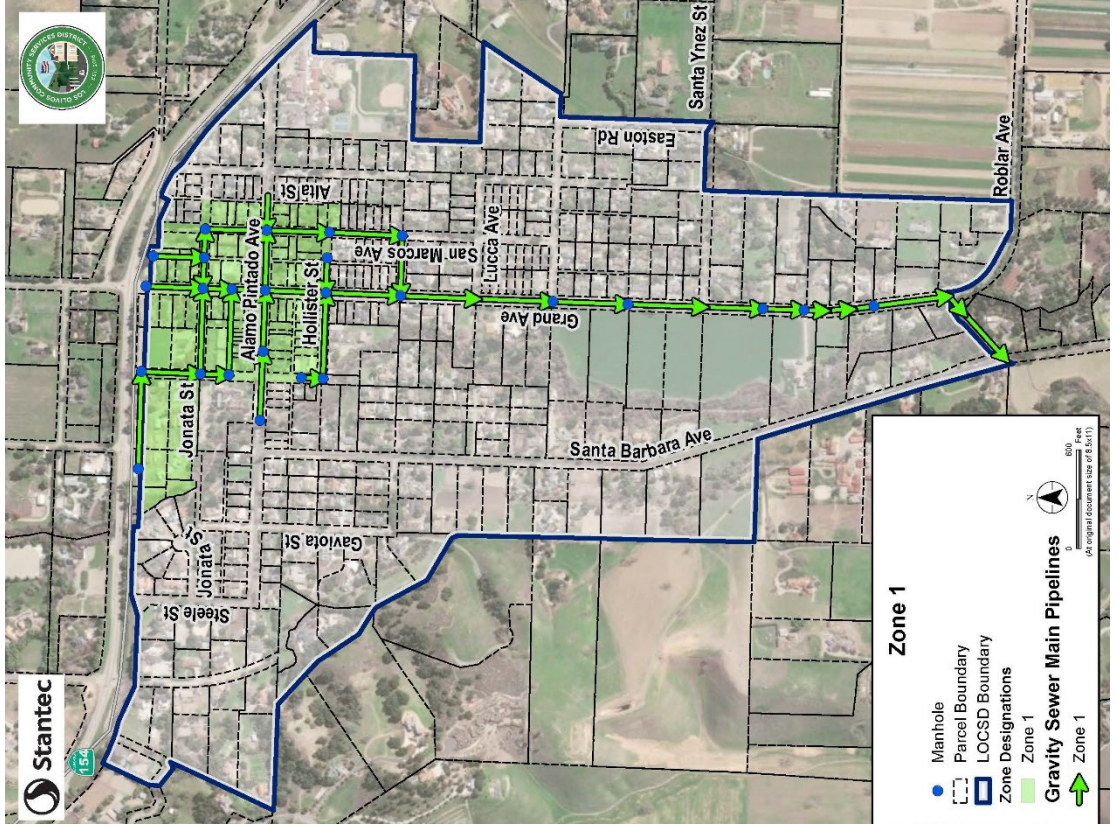


ATTACHMENT A

# Gravity Sewer Collection System Design Criteria

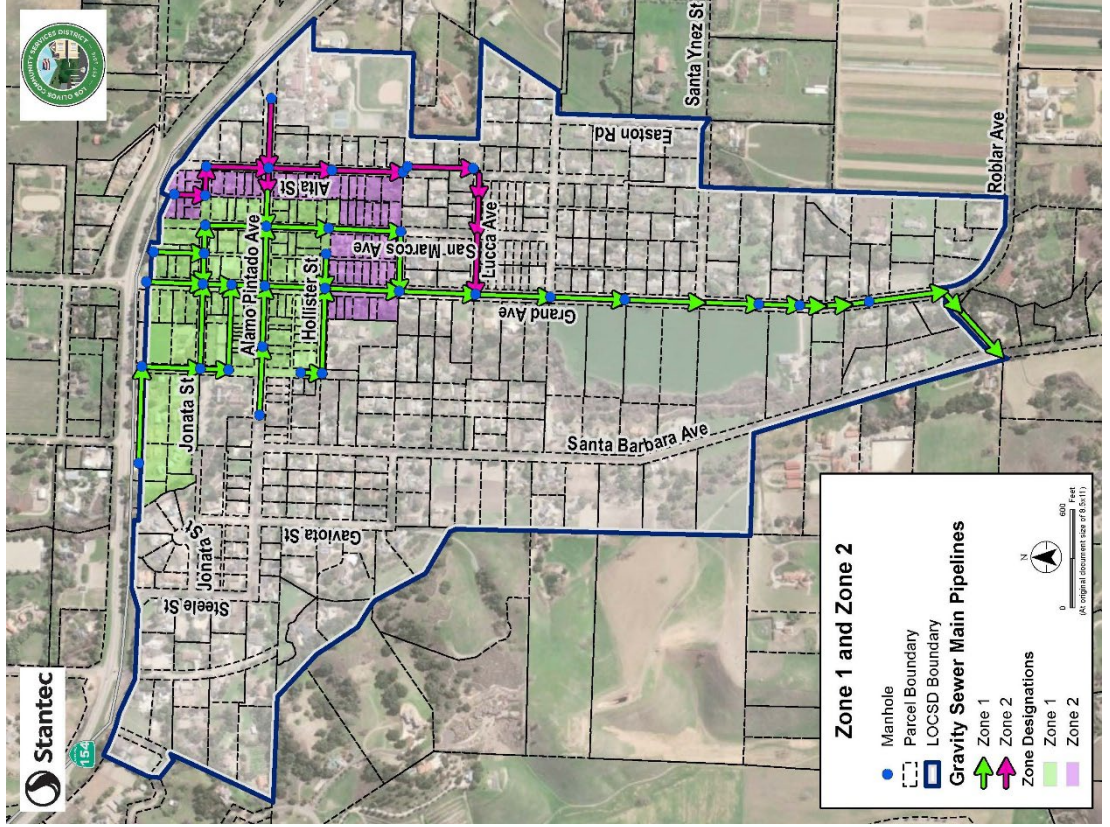
- Preference for gravity sewer
- Minimum 6-inch diameter sewer mains
- Minimum 0.5% slope
- Maximum 10% slope
- Limited pump stations
- Minimum 6-foot cover over sewer mains
- Minimum 4-foot cover over sewer laterals
- Maximum 500-foot distance between manholes

# Zone 1 – Proposed Infrastructure



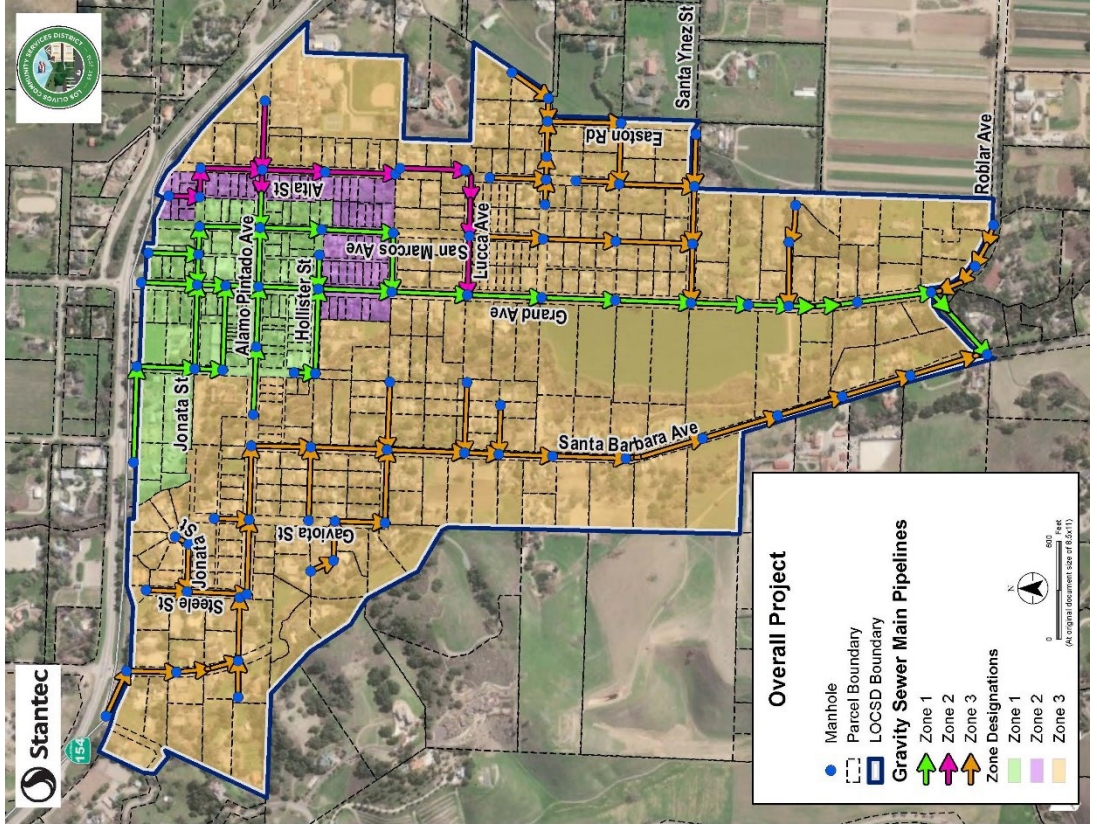
Zone 1 Preliminary  
Construction Opinion of  
Probable Cost:  
\$30,300,000  
\*(assumes a treatment plant  
to the north)

# Zones 1 & 2 – Proposed Infrastructure



Zone 1 & 2 Preliminary  
Construction Opinion of  
Probable Cost:  
\$32,000,000  
\*(assumes a treatment plant  
to the north)

# Zones 1, 2, & 3 – Proposed Infrastructure

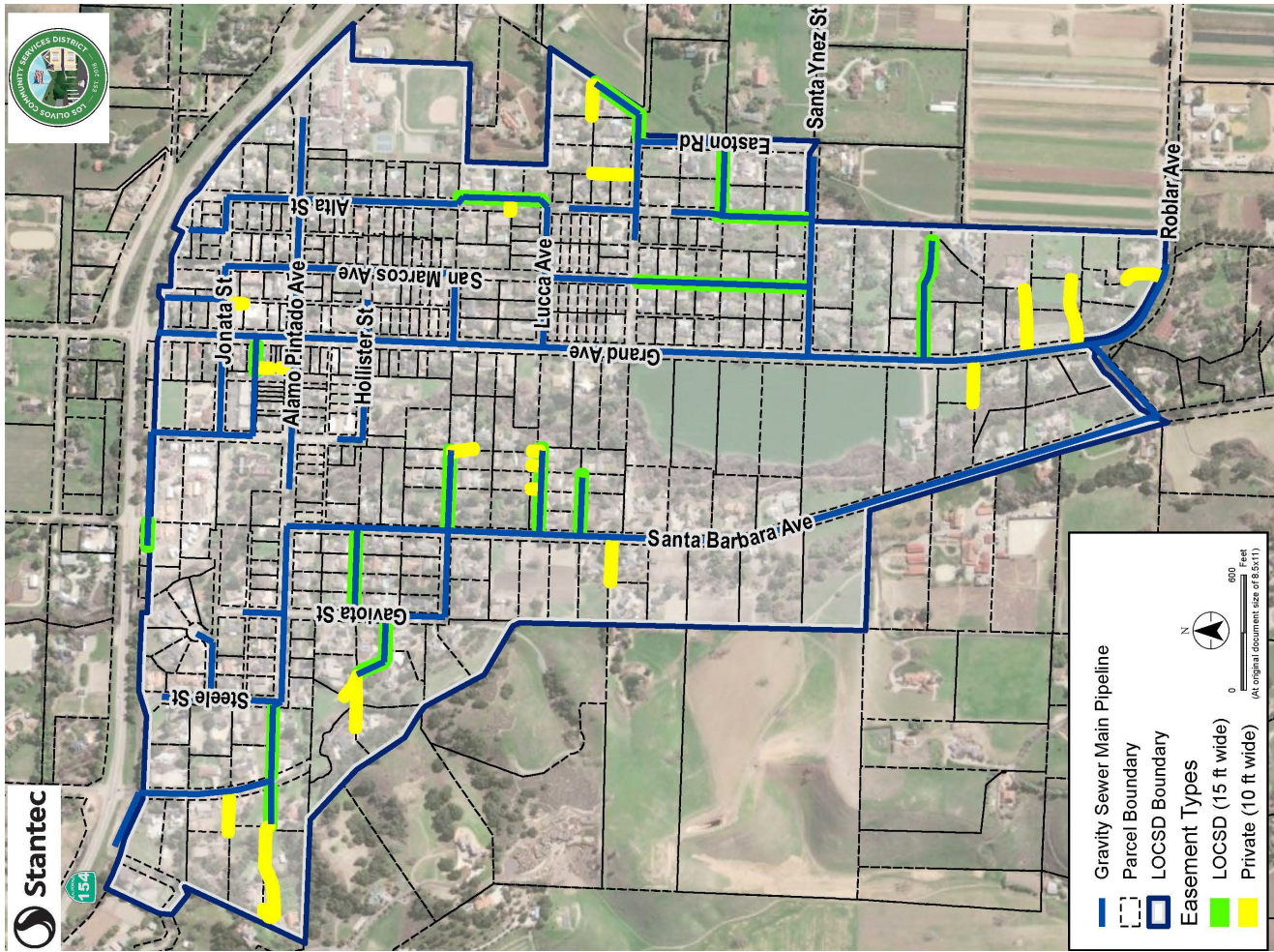


Zone 1, 2, & 3 Preliminary  
Construction Opinion of  
Probable Cost:  
\$47,800,000  
\*(assumes a treatment plant to  
the north)



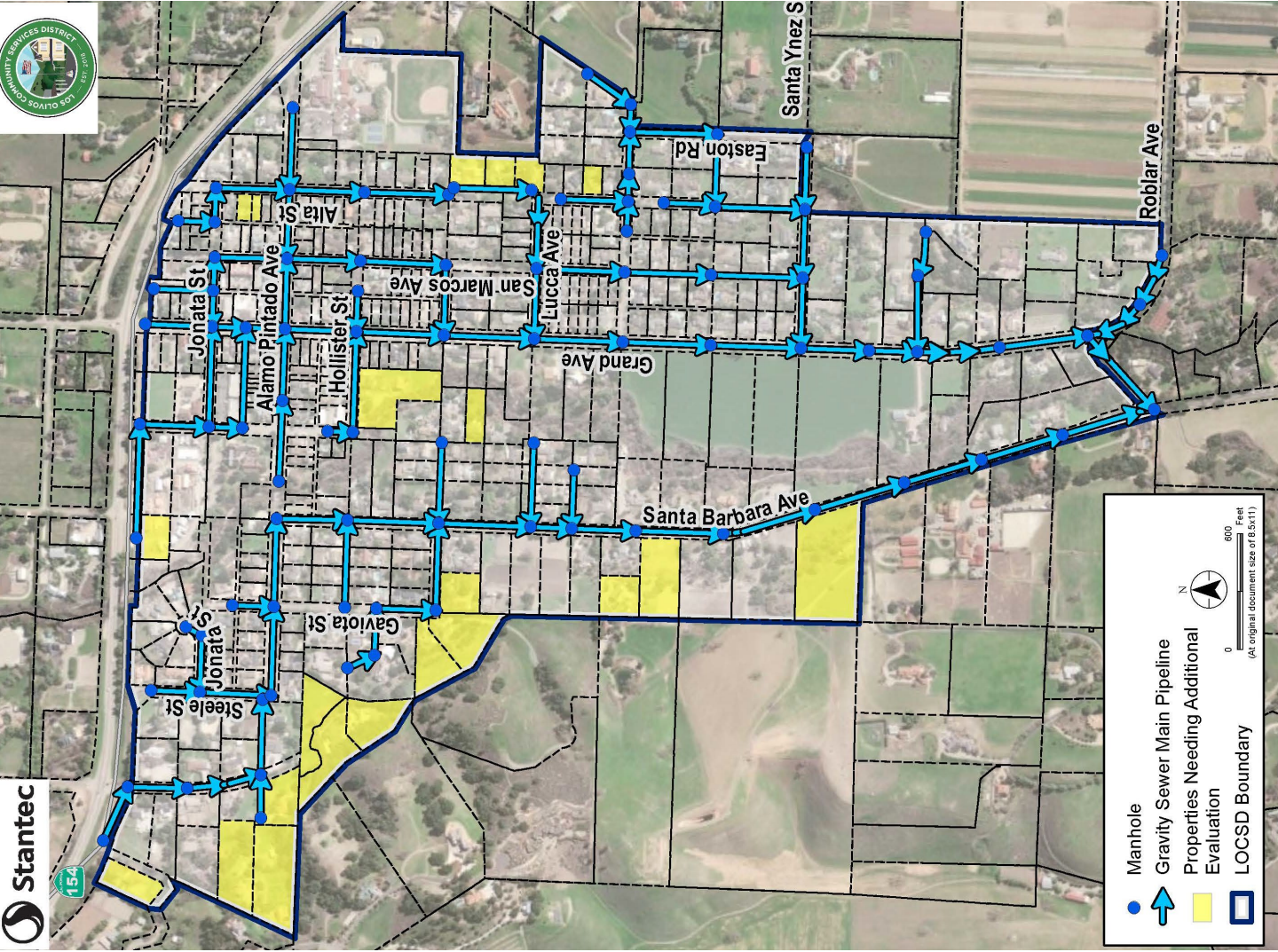
# Easements

- **Sewer mains** that cross private property will require an easement from the property owners to LOCSD
- **Private sewer laterals** that cross another property will require a private easement



# Laterals

- Further evaluation of private sewer connected to elevations compared to proposed sewer depths is required.
- Solutions may include:
  - Deeper public mains
  - An additional public sewer lift station
  - Private sewer pump with private force lateral to public sewer main



# Proposed Costs

	North Option	South Option
Zone 1	\$30,300,000	\$28,700,000
Zone 2	\$ 1,700,000	\$ 1,700,000
Zone 3	\$15,800,000	\$15,800,000
<b>Total</b>	<b>\$47,800,000</b>	<b>\$46,200,000</b>



# Board Discussion

