



# **LOS OLIVOS SEPTIC SYSTEMS**

HTO Report to  
Santa Barbara LAFCO

**June 2, 2016**

# LOS OLIVOS



# Los Olivos Wastewater Management Plan (September 2010)

- Los Olivos "Special Problems Area" designation established in **1974**
- Both shallow groundwater tapped by private wells & deeper aquifers show nitrate contamination
- "...A plan to reverse the trend is urgent." *(Note: this statement was made 40 years ago).*



# Regional Water Quality Control Board



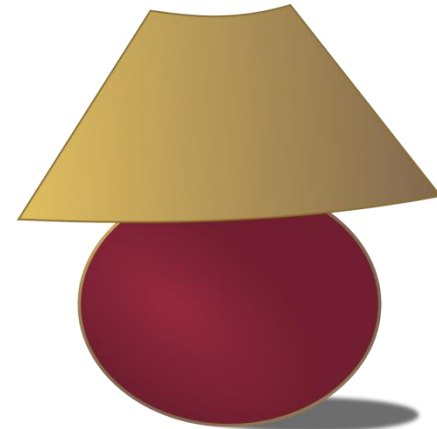
## HAS ITS EYE ON LOS OLIVOS

Wants something done about septic systems before they have to take action like they did in LOS OSOS



# **URGENCY OF ACTION: THE LAMP (Local Area Management Plan)**

- AB885 Regulations required counties to adopt a Local Area Management Plan for septic system use
- After 1 year of stakeholder meetings held by EHS, the Santa Barbara County LAMP went into effect January 1, 2016



- Under the regulations of the LAMP, any septic system failure will require the owner of that system to install **an advanced treatment system at a cost of around \$40,000.**
- The owner of an advanced treatment system is required to perform routine, ongoing maintenance on the system;
- The minimum inspection frequency pursuant to the LAMP is once per year.
- EHS will "work with homeowners" who are moving toward a solution, otherwise must enforce.

# A SOLUTION:

## AECOM SEWER STUDY

- Paid for by Santa Barbara County EHS (2012)
- Cost Estimates:
  - Total Buildout Disinfected Tertiary \$17m
  - per property: \$25,700

BUT

- **PROPOSITION 1 GRANT** will reduce homeowner costs. Approximately \$20,000, spread out on property taxes - 30 years @ 5% = \$700 per year

Table 10.3 incorporates the strategies discussed above and presents target cost estimates for the project.

Table 10.3 – Target Preliminary Cost Estimate and Assessment Spread

	Phase I Undisinfected Secondary	Build-out Undisinfected Secondary	Phase I Disinfected Tertiary	Build-out Disinfected Tertiary
<b>Improvement Costs<sup>1</sup></b>				
Land Purchase Cost	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Collection System	\$2,790,000	\$8,358,000	\$2,790,000	\$8,358,000
Treatment Improvements	\$2,533,000	\$3,883,000	\$3,014,000	\$4,364,000
Disposal System	\$92,000	\$454,000	\$1,166,000	\$1,529,000
Cost Reduction <sup>4</sup>	\$ (1,500,000)	\$ (1,500,000)	\$ (1,500,000)	\$ (1,500,000)
<b>Total</b>	<b>\$5,415,000</b>	<b>\$12,695,000</b>	<b>\$6,970,000</b>	<b>\$14,251,000</b>
<b>Incidental Costs<sup>2</sup></b>				
Engineering, Admin. & Legal	\$1,083,000	\$2,539,000	\$1,394,000	\$2,850,000
<b>Total Estimated Cost</b>	<b>\$6,498,000</b>	<b>\$15,234,000</b>	<b>\$8,364,000</b>	<b>\$17,101,000</b>
<b>Preliminary Assessment<sup>3</sup></b>				
Cost/RUE	\$77,100	\$22,900	\$99,300	\$25,700
<b>Notes:</b>				
1. Improvement costs do not include costs for right-of-way acquisition. Collection, treatment and disposal costs include 20% contingency				
2. Incidental costs are estimated at 20% of improvement costs and do not include costs associated with bond issuance.				
3. Preliminary Assessment is the Total Estimated Cost multiplied by the percent cost per connection from Table 10.1.				
4. Land costs, grant funding, or other target strategies				

The table above assumes \$1,500,000 in grants or cost reduction and incidental costs of 20% of the total construction costs. With these assumptions cost reductions are in the range of \$33,700 to \$36,400 per RUE for Phase-1 and \$5,900 to \$6,300 at build-out.

#### 10.2.3 Annual Payments

Estimated annual payments based on a 20-year payback period are provided in Table 10.4. Typically, this repayment schedule is offered to provide a more affordable payback option for the user.



**That is an approximation. In any case it is much less expensive than an advanced treatment system that costs \$40,000 upfront, and which has to be maintained and inspected annually, at homeowner expense.**



# THE SANTA YNEZ COMMUNITY SERVICES DISTRICT

- Already formed and providing service collection and treatment services for over 35 years
- There has never been any intent by SYCSD to send Los Olivos flow to the Solvang treatment plant
- With Prop 1 funding, SYCSD is able to build a second, separate "pocket" plant for Los Olivos, to produce recycled water for beneficial use.

# LAFCO

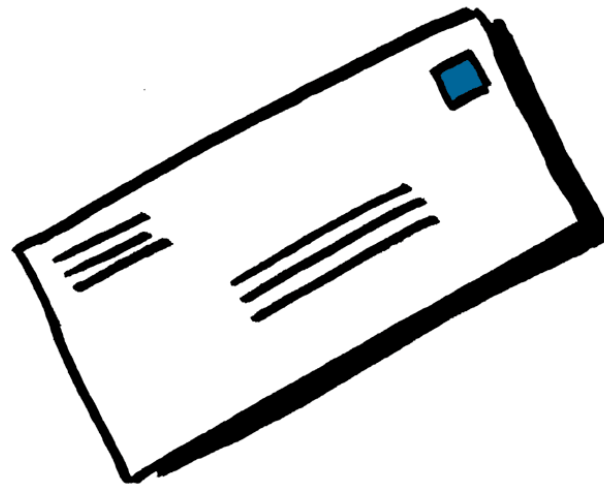
- By expanding its Sphere of Influence SYCSD can then get to work on outlining the sewage service it can provide to Los Olivos.
- The Sphere of Influence, is necessary to work out these details, so that homeowners will have an informed choice.
- **IMPORTANT:** *homeowners get to vote Yes or No on annexing!*
- LAFCO process important to get all issues on the table for *everybody* – in an open, *transparent* public process.

## HTO recommends moving forward with SYCSD for the following reasons:

- The formation of a Los Olivos district will take significant time, during which, under the regulations of the LAMP, any septic system failure will require the owner of that system to install **an advanced treatment system at a cost of around \$40,000.**
- Proposition 1 funding is available to SYCSD. To a newly-formed CSD such funding would not be available (matching funds are required);

# SYCSD Pocket Plant Project Qualifies for Prop 1 funding

On March 1, 2016, Dudek Environmental Engineering  
wrote to Heal the Ocean:



*“Dudek opines that this is an eligible project for Prop 1 funding...”*

*...and has given a quote to get started on a Grant Application to the State  
for a Recycled Water Facilities Construction Grant*

# TIMELINE IS IMPORTANT!



- The formation of a new CSD is not on the same timeline with either Proposition 1 funding, or the requirements of the LAMP.
- It is **VERY IMPORTANT** to get Los Olivos off septic systems before homeowners get stuck with expensive Advanced Treatment Systems.
- It is also important to get moving before the Regional Water Quality Control Board regulates Los Olivos, when no funding opportunities are available.

# Finally...and most importantly...

SYCSD has offered to get the sewer system built for Los Olivos, and then "turn over the keys" to the Los Olivos CSD, when/if it gets formed.

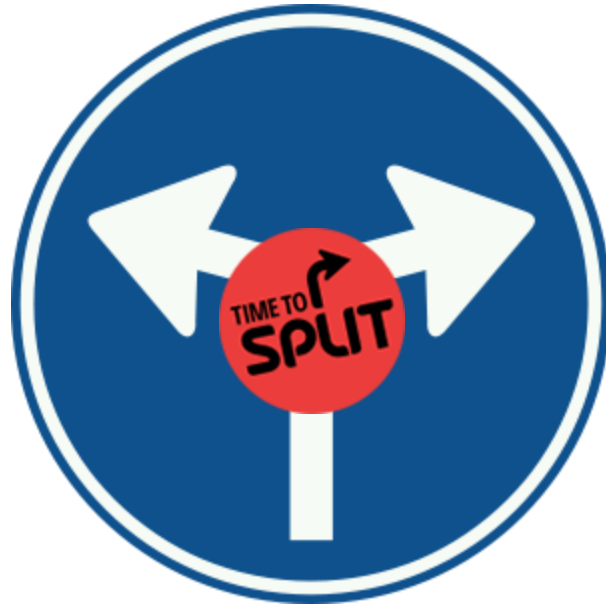


# The Keys, the Keys!



## WHAT DOES IT MEAN, “TURNING OVER THE KEYS?”

- **SYCSD immediately begins Prop 1 process of facilities planning, followed by construction.**
- **Los Olivos citizens keep moving forward with plans for forming their own CSD.**
- **When/if the Los Olivos CSD is formed, approved by LAFCO, and ready to roll...**



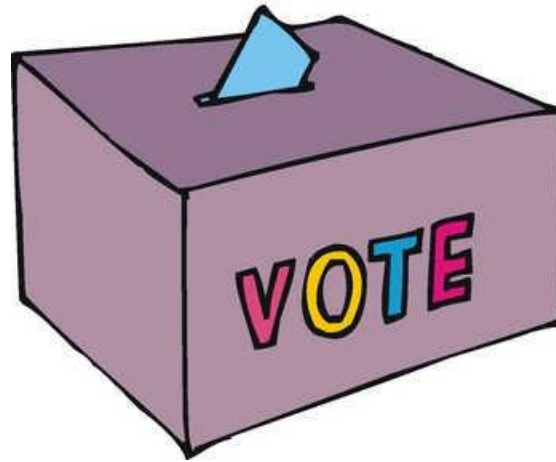
- **The citizens of Los Olivos can vote to DETACH FROM THE DISTRICT THROUGH LAFCO.**
- **SYCSD will then run the plant for Los Olivos and charge its normal fees for sewer service.**



# THE MAIN THING TO REMEMBER...



Everyone gets to vote **Yes** or **No** along the way!



- **LAFCO** holds a voting process once annexation issues and costs are determined.
- **Prop. 218** guarantees that homeowners cannot be levied any proposed fee – a **Yes** or **No** vote is required for any suggested charge or rate hike, for utilities or otherwise.

# The time to act is **Now**

- Prop 1 funding is here **Now**
- LAMP regulations are here **Now**
- A financially healthy wastewater agency is willing to take on the challenge of building a pocket plant **Now** (not all wastewater district managers are so amenable)





## **HEAL THE OCEAN'S RECOMMENDATION TO LAFCO**

**Approve the request by the Santa Ynez Community Services District to include Los Olivos in the District's Sphere of Influence...**

**WITHOUT DELAY**

# The End

