



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Submitted on:**  
**(COB Stamp)**

**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** August 19, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** 4/5

**TO:** Board of Supervisors  
**FROM:** Department Director: Kirk Lagerquist, Director, General Services  
Contact: Ted Teyber, Assistant Director, General Services (805) 5668-3083  
**SUBJECT:** **Amendments to Agreements with the City of Santa Maria and the Santa Maria Public Airport District and Langan Engineering for Cleanup and Abatement Order No. R3-2023-0070; Fourth Supervisorial District**

Signed by:  
*Ted Teyber*  
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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk, CEO

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the General Services Director or designee to execute a First Amendment to the Common Interest Agreement between the County of Santa Barbara, the City of Santa Maria, and the Santa Maria Public Airport District, to work cooperatively to retain a joint consultant to carry out the required actions necessary to comply with Cleanup and Abatement Order No. R3-2023-0070 issued by the Regional Water Quality Control Board – Central Coast Region for 2936 Industrial Parkway, Santa Maria, California;
- b) Approve, ratify, and authorize the General Services Director or designee to execute a First Amendment to Agreement for Services of Independent Contractor with Langan CA, Inc. between the County of Santa Barbara, the City of Santa Maria, and the Santa Maria Public Airport District, to carry out the required actions necessary to comply with Cleanup and Abatement Order No. R3-2023-0070 issued by the Regional Water Quality Control Board – Central Coast Region for 2936 Industrial Parkway, Santa Maria, California with work being initiated via Task Orders;
- c) Approve Budget Revision BJE-0010726, to establish appropriations of \$487,500 in the General Services Department General Fund Budget for Services and Supplies funded by transfers from General County Programs; and

- d) Determine that the above action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378(b)(4) and 15378(b)(5) because it consists of government administrative or fiscal activities that will not result in direct or indirect physical changes in the environment.

**Summary Text:**

This item is before the Board to approve two amendments to existing agreements related to the Regional Water Board's issuance of Cleanup and Abatement Order No. R3-2023-0070 (CAO). The agreements require updating to reflect the terms of a settlement in principle that is in the process of being memorialized in a proposed settlement agreement with the Regional Water Board.

The first proposed amendment is to the Common Interest Agreement with the City of Santa Maria and the Santa Maria Airport District. The Common Interest Agreement continues to provide for the parties to work together with respect to the Scope of Work and share related costs.

The other proposed amendment is to the Agreement for Services of Independent Contractor with Langan CA, Inc., or Langan Engineering. The scope of work and ongoing monitoring by Langan is recommended to be updated with the requirements of the proposed settlement agreement.

**Discussion:**

The Common Interest Agreement outlines shared responsibilities among the parties, all public agencies with overlapping jurisdictions. It emphasizes cooperation, cost-sharing, and the appointment of a Joint Consultant, for which Langan Engineering was competitively selected, to manage and conduct the required response actions. The Agreement allows each party to review and comment on the consultant's work, approve material modifications to the consultant's retention agreement, and to terminate the agreement upon notice.

The Langan Agreement involves restoring the existing groundwater monitoring network, groundwater monitoring, completing an onsite and offsite investigation, and submitting a feasibility study and remedial action plan, and implementation of that work plan. Langan is also responsible for reviewing and commenting on work performed at the site pursuant to the work plan, identifying data gaps, interpreting data and reports or other responses from other dischargers.

**Background:**

On January 23, 2024 the Board of Supervisors approved the General Services Director, or designee, to enter into the Common Interest Agreement with the City of Santa Maria and the Santa Maria Airport District. The Common Interest Agreement provides for the parties to work together to respond to the CAO. The CAO was issued by the Regional Water Quality Control Board – Central Coast Region ("Regional Water Board") for historic discharges of pollutants near the Santa Maria Public Airport allegedly between approximately 1949 and 2001, during which time SEMCO Twist Drill and Tool Company, Inc. (SEMCO) operated a precision tool manufacturing business on the site. The CAO can be found on the State Water Resources Control Board's Geotracker website: [Cleanup and Abatement Order No. R3-2020-0018 \(ca.gov\)](#).

On September 26, 2023, the Regional Water Board issued Cleanup and Abatement Order No. R3-2023-0070 (CAO) to various entities, including the County, City, and the Airport District, concerning the real property at 2936 Industrial Parkway, Santa Maria, California. The CAO mandates an investigation and cleanup of trichloroethylene (TCE), volatile organic compounds (VOCs), petroleum hydrocarbons, and 1,4-dioxane in soil, soil gas, and groundwater around the site. The Regional Water Board attributes liability to the County and City's co-ownership from 1949 to 1964 and the Airport

District's ownership from 1964 to 1968, during which SEMCO operated on the site and allegedly used TCE or other VOCs in its precision tool manufacturing business. The site has been subject to regulatory orders since 1987, but satisfactory investigation and cleanup have not been completed.

**Performance Measure:**

The First Amendment to the Common Interest Agreement puts the County in the driver's seat for compliance with the with the CAO, managing Langan, and communicating with the Regional Water Board. The City of Santa Maria is identified as an active partner in facilitating performance and completion of the work. The proposed First Amendment to the Common Interest Agreement states the Airport District is not responsible for actively participating beyond contributing costs, as detailed in the Fiscal Analysis section below.

**Fiscal Analysis:**

Funds were previously earmarked by the County Executive Office related to the CAO. The Budget Revision included with this Board item appropriates \$487,500 of the funds set-aside into the General Services Department General Fund FY 2025-26 Budget for processing Langan invoices. The balance of the funds set aside will remain in General County Programs to cover CAO related costs in future fiscal years, if needed.

The First Amendment to the Langan Agreement provides that work up to \$1,150,000 shall be paid in the first instance by the County. However, the First Amendment to the Common Interest Agreement provides that the City shall reimburse the County \$437,500 and the Airport District's share is \$225,000. The Airport District's share is to be reimbursed to the County in \$75,000 installments. Which leaves the County's contributing share at \$487,500.

Any costs above \$1,150,000 shall be split between the County and City of Santa Maria. The proposed First Amendment to the Common Interest Agreement provides that the Airport District shall not be responsible for cost sharing above the \$225,000 reimbursement to the County. A budget revision will be presented to the Board to fund the County's share of costs above \$1,150,000, if needed.

**Special Instructions:**

The City of Santa Maria approved the Common Interest Agreement First Amendment and Langan Engineering Contract First Amendment on August 5<sup>th</sup>. The Santa Maria Public Airport District is set to approve the Common Interest First Amendment on August 14<sup>th</sup>.

Following Board Action, the General Services Director will execute the Amendments pursuant to Recommended Actions a) and b), and County Counsel will coordinate signature pages with outside agencies. No additional action from Clerk of the Board is necessary.

**Attachments:**

**Attachment A** – First Amendment to Common Interest Agreement

**Attachment B** – Common Interest Agreement

**Attachment C** – First Amendment to Langan Engineering Contract

**Attachment D** – Langan Engineering Contract

**Attachment E** – Budget Revision BJE-0010726