



**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

Department Name: General Services
Department No.: 063
For Agenda Of: December 17, 2024
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Kirk Lagerquist, Director, General Services (805) 560-1011
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083
SUBJECT: **Site Access and License Agreement to Respond to the Central Coast Regional Water Quality Control Board’s Cleanup and Abatement Order No. R3-2023-0070; Fourth Supervisorial District**

DocuSigned by:
Kirk Lagerquist
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County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

It is recommended that the Board of Supervisors:

- a) Approve and authorize the Director of General Services, or designee, to enter into and execute a Site Access and License Agreement that will grant access to property located at 2936 Industrial Parkway, Santa Maria, California to start the required actions necessary to comply with Cleanup and Abatement Order (CAO) No. R3-2023-0070 issued by the Regional Water Quality Control Board – Central Coast Region, upon concurrence of County Counsel, Risk Management and Auditor-Controller;
- b) Find that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301, minor alteration of existing facilities involving negligible or no expansion of existing or former use, 15304, minor alternations to land, 15306 consist of basic data collection, research, experimental management, and resource evaluation activities, and 15309, inspections.

Summary Text:

This item is before the Board to seek delegated authority to enter into a Site Access and License Agreement for access to property named in Cleanup and Abatement Order No. R3-2020-0018 (CAO) located at 2936 Industrial Parkway in Santa Maria (SEMCO Site). The Site Access and License Agreement will allow the Public Agencies’ Joint Consultant, Langan CA, Inc., to access the SEMCO Site to start the on-site

work required to comply with the CAO. The CAO was issued by the Regional Water Quality Control Board – Central Coast Region (“Regional Water Board”) for historic discharges of pollutants at the SEMCO Site that reportedly occurred while SEMCO Twist Drill and Tool Company, Inc. (SEMCO) operated a precision tool manufacturing business. 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).

Background:

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 of Santa Maria (City), and the Airport District, concerning the real property at 2936 Industrial Parkway, Santa Maria, California (SEMCO Site). 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 Public Agencies submitted a work plan as required by the CAO to the Regional Water Board for review and consideration in March 2024. The Regional Water Board responded by requiring the submission of a completion report including a monitoring well network restoration work plan and granting the Public Agencies a limited time extension to submit a completion report until February 22, 2025, based in part on the need for the Public Agencies to obtain the right to access the property.

The Public Agencies entered into a Common Interest Agreement approved by the Board on January 23, 2024 that outlines shared responsibilities among the Public Agencies with overlapping jurisdictions, including a one-third cost share. On March 12, 2024, the Board authorized the General Services Director to enter into an Agreement for Services of Independent Contractor with Langan CA, Inc. in an amount not to exceed \$2,572,000.00. Langan is managing and conducting the required actions to comply with the CAO.

Fiscal and Facilities Impacts:

There is no direct fiscal impact in entering into the Site Access and License Agreement.

Fiscal Analysis:

An accurate estimated fiscal analysis of the entire project cannot be provided at this time given the indefinite and unknown nature of the environmental remediation.

Special Instructions:

None.

Attachments:

1. Attachment 1 – Draft Site Access and License Agreement