



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: PW/LCSD, CSD
Department No.: 054
For Agenda of: 12/15/2020
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority, 4/5 for (e)

TO: Board of Supervisors
Board of Directors, Laguna County Sanitation District

FROM: Department Scott D. McGolpin, P.E. Public Works Director, (805) 568-3010
Director(s) George Chapjian, Community Services Director, (805) 568-2467
Contact Info: Leslie Wells, Deputy Public Works Director, (805) 882-3605
Jeff Lindgren, Mid-County Operations Manager, (805) 568-2475

SUBJECT: Easement Deeds, Grant Deeds and Recycled Water Use Agreement for the Laguna County Sanitation District Recycled Water Distribution Project to Waller Park - 4th Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: General Services

As to form: Yes

Recommended Actions:

That the Board of Directors:

- a) Accept the attached easement deed from the Santa Maria Public Airport District for easements on APNs 111-231-011, 111-231-019 and 111-291-033 to Laguna County Sanitation District and authorize the Clerk of the Board to execute the certificate of acceptance attached thereto;
- b) Accept the attached easement deed from the City of Santa Maria for an easement on APN 111-100-016 to Laguna County Sanitation District and authorize the Clerk of the Board to execute the certificate of acceptance attached thereto;
- c) Accept the attached grant deed to the real property conveyed from the City of Santa Maria to the Laguna County Sanitation District for a portion of APN 111-100-016 and authorize the Clerk of the Board to execute the certificate of acceptance attached thereto;

That the Board of Supervisors:

- d) Find pursuant to Government Code § 25526.6 that the conveyance of a nonexclusive easement on APN 111-100-015 to Laguna County Sanitation District is in the public interest and that the interest in the land conveyed will not substantially conflict with or interfere with the County's use of the property, and authorize the Chair to execute the attached Easement Deed; and
- e) Find pursuant to Government Code § 25365 that the portion of APN 111-100-013 to be granted Laguna County Sanitation District is not required for County use, and authorize the Chair to execute the attached Grant Deed;

That the Board of Directors:

- f) Accept the attached easement deed from the County of Santa Barbara for an easement on APN 111-100-015 to Laguna County Sanitation District and authorize the Clerk of the Board to execute the certificate of acceptance attached thereto;
- g) Accept the attached grant deed to the real property conveyed from the County of Santa Barbara to the Laguna County Sanitation District for a portion of APN 111-100-013 and authorize the Clerk of the Board to execute the certificate of acceptance attached thereto; and

That the Board of Directors:

- h) Approve and authorize the Chair to execute an agreement with the County of Santa Barbara to supply recycled water to Waller Park; and
- i) Find that pursuant to California Environmental Quality Act Guidelines Section 15162, that no substantial changes are proposed, there are no substantial changes in circumstances or new information of substantial importance regarding significant environmental effects or of the sufficiency or feasibility of mitigation measures and alternatives of the project, and therefore approval of the recommended actions are within the scope of the project analyzed in the Wastewater Reclamation Plant Facilities Master Plan and Habitat Conservation Plan Final Mitigated Negative Declaration (17NGD-00000-00015) adopted by the Board of Directors on July 3, 2018.

That the Board of Supervisors:

- j) Approve and authorize the Chair to execute an agreement with Laguna County Sanitation District to supply recycled water to Waller Park; and
- k) After considering the Final Mitigated Negative Declaration (MND) for the Wastewater Reclamation Plant Facilities Master Plan and Habitat Conservation Plan (17NGD-00000-00015) the Board of Supervisors as a responsible agency finds that, pursuant to California Environmental Quality Act Guidelines Section 15162, that no substantial changes are proposed, there are no substantial changes in circumstances or new information of substantial importance regarding significant environmental effects or of the sufficiency or feasibility of mitigation measures and alternatives of the project, and therefore approval of the recommended actions are within the scope of the project analyzed in the Wastewater Reclamation Plant Facilities Master Plan and Habitat Conservation Plan Final MND (17NGD-00000-00015) adopted by the Board of Directors on July 3, 2018.

Summary Text:

This item is on the agenda in order to acquire easements for an extension of an existing recycled water pipeline as well as real property to site a holding tank and pump station facility for the distribution of recycled water to Waller Park. The pipeline will extend through land owned by the Santa Maria Public Airport District, County of Santa Barbara and City of Santa Maria. The tank site will be located on land owned by the County of Santa Barbara and the City of Santa Maria.

This item also recommends the execution of an agreement between the Laguna County Sanitation District and the County of Santa Barbara to provide recycled water to Waller Park.

Approval of staff's recommendations will enhance Laguna County Sanitation District's ability to provide wastewater services to the Orcutt community by increasing discharge capabilities and to take advantage of a grant opportunity from the California Department of Water Resources. The project specifically provides recycled water to the site for landscape irrigation, which further helps to preserve groundwater supply.

Background:

Laguna County Sanitation District (District) is a dependent special district to the County of Santa Barbara in which the Board of Supervisors acts as its ex-officio Board of Directors. The District provides wastewater services (collection, treatment and discharge) for the Orcutt and unincorporated Santa Maria area. Wastewater is highly treated (disinfected tertiary) and discharged to sites for agricultural, landscaping and industrial purposes pursuant to Title 22 of the California Code of regulations. The current plant treatment capacity is 3.7 million gallons per day (mgd) while the current discharge capacity is 2.4 mgd. Daily plant flow prior to the recent drought was 2.1 mgd in 2014 and was 1.6 mgd in 2015 due to State required water conservation measures. Current daily flow is now 1.8 mgd and it is anticipated the daily flow will steadily increase over time from planned development primarily associated with the Orcutt Community Plan and if conservation measures are relaxed. Therefore, this project is necessary from a community service standpoint by adding approximately 0.31 mgd in discharge capacity.

To plan for future discharge capacity, recycled water reuse potential was evaluated in the *Market Assessment for Recycled Water* prepared by CH2MHill in 2000. Primary candidate sites included uses at the Santa Maria Public Airport District, the Santa Maria Country Club, the Rancho Maria Golf Course and Waller Park. Recycled water is currently used by the Santa Maria Public Airport District, Santa Maria Energy and on cattle pasture owned by the District. Other discharge alternatives were evaluated in the *Feasibility Study of Treated Wastewater Discharge Options* prepared by CH2MHill in 2008. This study concluded that of the options evaluated (irrigation, surface recharge, and groundwater injection), irrigation would be the lowest cost to the District. By comparison, surface recharge capital and operating costs exceeded irrigation by \$5 million, however land with permeable surface characteristics do not exist near the plant and is therefore not feasible. Groundwater recharge capital and operating costs were estimated to exceed irrigation by \$85 million. Creek discharge may be feasible with additional plant upgrades estimated at \$36 million (future Phase 2 plant capacity upgrade), but because Orcutt Creek and the Santa Maria River are impaired water bodies, summer discharge is precluded, meaning that even with seasonal creek discharge, irrigation is still necessary. Therefore, irrigation is the most feasible means for recycled water discharge.

Waller Park is owned and operated by the County of Santa Barbara and consists of 65 acres of irrigated turf with an annual irrigation demand of approximately 84 million gallons (258 Acre-Feet). The park is irrigated with groundwater from its own well and has its own potable water system for potable uses with water supplied by the City of Santa Maria. The Waller Park project is an ideal recycled water use project because it has minimal requirements for onsite modifications with all onsite improvements provided by the District. The project also will leverage \$2 million in grant funding from the State Department of Water Resources through the Integrated Regional Water Management planning process from Proposition 84 funding. Of the recycled water use sites, the Waller Park project best complies with the goals and objectives of the grant. The project consists of the installation of 3.16 miles of pipeline and a 1 million gallon holding tank (2 days of peak demand) with a pump station.

The proposed recommendations secure pipeline easements from the Santa Maria Public Airport District, the County of Santa Barbara and the City of Santa Maria as well as small fee areas from the County of Santa Barbara and the City of Santa Maria located at the north end of the Hagerman Sports Complex for the proposed tank and pump station site that will serve the park.

This action also recommends the execution of a recycled water use agreement between the District and the County. This agreement is required by the District's Master Recycling Permit with the Regional Water Quality Control Board, which establishes the conditions and responsibilities for using recycled water. It is noted in the agreement that the recycled water for the park will be provided at no cost. Supplying recycled water to Waller Park also provides essential discharge capacity for the District and removes the need to pursue other more costly discharge mechanisms outlined above. In exchange for the water, the County is providing to the District a 0.63 acre pipeline easement and 0.27 acre in fee towards the tank and pump station site at no cost. Recognizing that there can be operational aspects differences between using well water and recycled water, the District is also committed to work with the park in addressing any significant or appreciable changes or impacts that may occur. Therefore, staff also recommends that the District and County execute the attached recycled water use agreement.

The recommended actions are consistent with the Final Mitigated Negative Declaration adopted by the Board of Directors on July 3, 2018 (17NGD-00000-00015) found at: <http://countyofsb.org/uploadedFiles/pwd/Content/RRWMD/Attachment%20B%20Master%20Plan%20and%20Habitat%20Conservation%20Plan%20MND.pdf>. Construction of the pipeline and holding tank will be authorized through a separate Board of Directors action.

Performance Measure:

This action will provide pipeline easements and a tank site to house recycled water facilities and equipment to supply recycled water to Waller Park. This will aid the park in reducing its reliance on groundwater as well as providing additional discharge capacity for the District in servicing the Orcutt community.

Fiscal and Facilities Impacts:

There are no fiscal or facility impacts with the recommended actions.

Staffing Impacts:

There are no staffing impacts associated with the recommended actions.

Special Instructions:

After Board action, direct the Clerk to:

1. Execute the acceptance of the five (5) real property instruments.
2. Forward the five (5) executed real property instruments and certified minute order to Martin Wilder, Laguna County Sanitation District at the North County Public Works Building, 620 West Foster Road in Santa Maria, CA 93455, to record. A recorded copy of each will be forwarded to the Clerk of the Board for filing.
3. Return one (1) original agreement with a certified minute order to Laguna County Sanitation District, attention: Martin Wilder and return one (1) original agreement with a certified minute order to the County of Santa Barbara Community Services Department, attention Jeff Lindgren. Retain one (1) original agreement for clerk files.

Attachments:

- Attachment A: Santa Maria Public Airport District Easement Deed and Certificate of Acceptance
- Attachment B: City of Santa Maria Easement Deed and Certificate of Acceptance
- Attachment C: City of Santa Maria Grant Deed and Certificate of Acceptance
- Attachment D: County of Santa Barbara Easement Deed and Certificate of Acceptance
- Attachment E: County of Santa Barbara Grant Deed and Certificate of Acceptance
- Attachment F: Three (3) original agreements

Authored by:

Martin J. Wilder, P.E., Manager, (805) 803-8750

Copy:

Jeff Lindgren, Community Services Department – Parks Division
File