



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: PW/LCSD
Department No.: 054
Agenda Date: July 1, 2025
Placement: Administrative Agenda
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Laguna County Sanitation District
FROM: Department Director(s): Chris Sneddon, P.E., PW Director (805) 568-3010
Contact Info: Martin Wilder, P.E., LCSD Manager, (805) 803-8750
SUBJECT: Recycled Water License Agreement with Punta De La Laguna Properties, LLC –
Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Recommended Actions:

That the Board of Supervisors, acting as the Board of Directors of Laguna County Sanitation District:

- a) Approve and authorize the Chair to execute a license agreement to acquire rights of way for a recycled water line on Assessor's Parcel Number (APN) 113-250-018, owned by Punta De La Laguna Properties, LLC; and
- b) Determine that pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, no substantial changes are proposed, no substantial changes in circumstances have occurred, and no new information of substantial importance regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures have occurred, and therefore the recommended action is within the scope of the prior environmental review documents for this project, the *Final Mitigated Negative Declaration for the Recycled Water Distribution Main (Phase 2)*, 09NGD-00000-00021, adopted by the Board of Directors on April 6, 2010 and 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, and no new environmental document is required.

Summary Text:

This item is on the agenda in order to consider execution of a license agreement with Punta De La Laguna Properties, LLC to obtain rights of way for the installation of a recycled water pipeline on a portion of APN 113-250-018. This license agreement allows construction of a recycled water pipeline that would serve the Rancho Maria Golf Course. The footprint parallels State Route 1 highway and allows placement of the recycled water pipeline with adequate separation from the edge of highway pavement.

Discussion:

The Laguna County Sanitation District is proposing to execute a license agreement which would allow for installation of a recycled waterline on a portion of APN 113-250-018, owned by Punta De La Laguna Properties, LLC. The footprint of the license agreement corresponds with a future highway widening project. Obtaining this license agreement would allow for installation of a recycled water line which would serve the Rancho Maria Golf Course.

Background:

The Laguna County Sanitation District treats wastewater to produce recycled water for beneficial reuse. Current largescale users include the Santa Maria Public Airport District, Waller Park, and the Northern Branch Jail. Current discharge capacity is approximately 2.7 million gallons per day (MGD) but staff recommends matching plant treatment capacity, which is 3.7 MGD. A project is currently in final design and bidding for the Santa Maria Country Club to add approximately 0.4 MGD in discharge capacity. Another project of interest distributes to the Rancho Maria Golf Course and would add another approximately 0.4 MGD. Having multiple users allows flexibility to discharge effluent to other users to be able to distribute recycled water in the most cost-effective and efficient manner.

The District is currently completing final design of onsite improvements and mainline extensions for a project to serve recycled water to the Rancho Maria Golf Course. A portion of the recycled water main is located within the State Route 1 highway right of way. The District has already completed final design and CEQA documentation and has a construction contract in progress for that segment. See the District's webpage for the referenced CEQA documents at <https://www.countyofsb.org/1355/Laguna-Sanitation>. However, Caltrans is currently in the process of obtaining additional rights of ways for a highway widening project and desires the recycled water line to be located as far away from the traveled way as possible. Four properties abut the highway, and Caltrans has recently obtained rights of ways for three out of the four properties. The last property is APN 113-250-018, which is owned by Punta De La Laguna Properties, LLC. The proposed license agreement will provide the District the ability to install the recycled water pipeline in the desired footprint, which will not impact the Caltrans highway widening project. The term of the agreement is set to expire once Caltrans obtains the right of way, because the District is granted the right of way across any public highway consistent with Health and Safety Code 4759.

Performance Measure:

Obtaining the license agreement will allow installation of a recycled water main which would serve the Rancho Maria Golf Course.

Fiscal and Facilities Impacts:

There are no fiscal and facilities impacts with this action. To comply with customary contract law, there is a de minimis amount assigned for occupation of the licensed area.

Special Instructions:

It is requested that the Clerk of the Board:

- A. Forward a certified minute order and one fully executed agreement to Kevin Thompson and Cori Munguia at the Laguna County Sanitation District administrative office in the North County Public Works Department building at 620 West Foster Road, Santa Maria, CA 93455, or by email at kethomp@countyofsb.org and cmunguia@countyofsb.org.

Attachments:

Attachment A – Recycled Water License Agreement with Punta De La Laguna Properties, LLC

Authored by:

Kevin Thompson, Civil Engineer Specialist

Copy:

Angela Arredondo, Accountant Supervising
Corina Munguia, AOP

File