



## **OPERATIONS & ADMINISTRATION COMMITTEE MEETING**

**MONTECITO WATER DISTRICT  
583 SAN YSIDRO ROAD**

**Monday October 15, 2018  
9:30 A.M.**

### **AGENDA**

#### **1) CALL TO ORDER, DETERMINATION OF COMMITTEE QUORUM**

#### **2) PUBLIC FORUM**

NOTE: This portion of the agenda may be utilized by any person to address the Operations & Administration Committee on any matter within the jurisdiction of the Committee. No consideration or discussion shall be undertaken by Committee members at this time on any item not appearing on this agenda except as permitted by the Ralph M. Brown Act. Discussion items receiving recommendations by the Committee, and/or items requiring action will be placed on the agenda of a future meeting of the Montecito Water District Board of Directors.

#### **3) ITEMS FOR COMMITTEE CONSIDERATION**

- A. Review of Jameson Lake Reconstruction Conceptual Design
- B. Coast Village Road Water Main Repair
- C. Partial Release of Easement – 351 Woodley Road
- D. Quarterly Water Supply Update
- E. Update on Groundwater Banking in Semitropic

#### **4) ADJOURNMENT**

Note: This agenda was posted at the Montecito Water District front counter and outside the front office at 9:30 a.m. on Friday, October 12, 2018. The Americans with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in, or denied the benefits of, the District's programs, services or activities because of any disability. If you need special assistance to participate in this meeting, please contact the District Office at 805/969-2271. Notification at least twenty-four (24) hours prior to the meeting will enable the District to make appropriate arrangements.

Materials related to an item on this agenda submitted to the Board's Operations and Administration Committee after distribution of the agenda packet are available for public inspection in the Montecito Water District offices located at 583 San Ysidro Road, Montecito, during normal business hours.



**MONTECITO WATER DISTRICT  
MEMORANDUM**

**SECTION: 3-B**

**DATE: OCTOBER 15, 2018**

**TO: OPERATIONS COMMITTEE**

**FROM: ENGINEERING MANAGER**

**SUBJECT: COAST VILLAGE ROAD WATER MAIN REPAIR**

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**RECOMMENDATION:**

For information only.

**DISCUSSION:**

The District experienced five main breaks during the week of November 27, 2017. These breaks were unrelated and were repaired immediately by District crews with the exception of one main break on a 6-inch steel pipe underneath the US 101 highway between Coast Village Road and Channel Drive. The 6-inch pipe was installed in 1955 inside a 12-inch steel conductor casing underneath the highway.

On November 28, 2017, District staff determined the break was underneath US 101. District staff were able to close valves on either side of the highway to stop the leak without turning off any customers. Water was draining out of the southern end of the 12-inch casing pipe, so staff exposed the casing and water main at the south end to determine where the leak was located. There were no visible signs of the leak from the southern highway edge so the issue was determined to be underneath the highway or on the north side of the highway.

The Thomas Fire, which occurred shortly after on December 4, 2017, and then the debris flows on January 9, 2018, both delaying repairs to this main break. However, water service was maintained to all customers during the time this main was closed through existing redundant water mains on either side of the highway.

In May 2018, staff attempted to send a camera between the casing pipe and water main to find the leak but there was too much dirt and debris between the casing and main to see any damage. The District then cut a section of the main out on the south side and sent a camera inside the water main to determine the leak location. Again, the pipe tuberculation within the pipe and cloudy water made it difficult to identify any breaks.

District Staff then obtained an encroachment permit from the City of Santa Barbara and exposed the northern side of the water main between Coast Village Road and the US 101 shoulder to determine if the leak was in fact under the highway or between the shoulder and Coast Village Road. This exercise determined the leak was underneath the highway and, unfortunately, the casing pipe could not be located on the northern side of the highway. This meant that any action to remove the pipe and/or repair a leak

would involve closing down US 101 highway lanes and slowing traffic, which would be costly and have major traffic impacts.

Given the water main and casing could not be repaired or replaced, District staff issued a Request for Proposals (RFP) for lining the existing 6-inch water main to restore service. This would allow the repairs to be completed from both sides of the highway without disturbing highway traffic. The District solicited bids from lining companies. Four companies passed on the project due to the short length of pipe. One company, Sanexen Aquapipe, provided a proposal for a structural liner in the amount of \$115,000. A second company, Construction Product Marketing, LLC, provided a proposal for a non-structural liner called Primus Line for \$47,800.

Staff determined the non-structural liner was a cost effective and viable solution for the highway crossing repair. A non-structural liner was selected since the 6-inch steel pipe was still in good condition and given Caltrans has plans to expand the highway in the next 3-5 years giving the District an opportunity to replace the casing and steel pipe at that time. The CPM non-structural liner had adequate pressure rating of 350 psi, was NSF rated, and has a 5-year material warranty. Additionally, after removing large pieces of tuberculation, the Primus Liner provided a smoother pipe with hydraulics similar to or better than the 1955 steel pipe.

Staff coordinated the work with Southern Pacific Railroad to ensure our contractors did not interfere with railroad operations. Staff also obtained a second encroachment permit from the City of Santa Barbara. The work began on September 17, 2018. Tierra Contracting performed the earthwork, site preparation, traffic control, and cleanup during the lining project. CPM performed the pipe cleaning, jetting, lining, and testing. The project lasted 4 days and the water main was restored on Friday September 21, 2018.

**FISCAL IMPACT:**

The project was budgeted in FY 2018/19 for \$200,000. Table 1 below shows a summary of project costs. This project was completed for a total of \$57,387. The reason the project was so far under budget is the switch from a structural to non-structural liner.

**Table 1 – Cost Summary**

| <i>Item</i> | <i>Item Description</i>              | <i>Quantity</i> | <i>Unit</i> | <i>Item Total</i> |
|-------------|--------------------------------------|-----------------|-------------|-------------------|
| 1           | CPM PRIMUS LINER INSTALLATION        | 1               | LS          | \$47,800          |
| 2           | CITY PERMITTING FEES                 | 1               | LS          | \$572             |
| 3           | TIERRA EARTHWORK AND TRAFFIC CONTROL | 1               | LS          | \$9,015           |
|             | <b>TOTAL</b>                         |                 |             | <b>\$57,387</b>   |

**ATTACHMENTS:**

- Attachment 1 – US101 Crossing Pipe Lining - Request for Proposals (RFP)
- Attachment 2 – Water Main Repair Photos



# Water Main Lining Project

## US101 Crossing @ Coast Village Road

Montecito Water District

The District is seeking proposals for the rehabilitation of 160 feet of 1955 6-inch steel water main crossing under the US101 highway in Montecito, CA.

### **Project Scope - MWD**

Montecito Water will complete the following tasks:

1. Obtain City of Santa Barbara, Railroad, and Caltrans permits for the work.
2. Excavate and dispose of earthen material around existing water main. Pit dimensions will be 6 feet by 9 feet and will extend 12-inches below the existing water main.
3. Cut out a 24-inch sections of existing main on the north and south sides of the US101 highway to provide access.
4. Repair cut-out pipe section and backfill excavation.
5. Perform bacteriological testing of water main.
6. Repair any fences, plants or infrastructure relocated during the project.
7. Provide traffic control and temporary water service to the site.

### **Project Scope – Lining Contractor**

1. Clean existing 6-inch water main, 160 feet, including all debris and tuberculation.
2. CCTV water main to identify leak/hole. Provide video to MWD for records.
3. Install liner within the existing steel water main.
4. Pressure test liner at 150 psi and disinfect at 25ppm.
5. CCTV liner. Provide video to MWD for records.
6. Provide a 1-year or greater warranty

### **Schedule**

Montecito Water District is seeking to move forward with this work immediately as this is an emergency repair. After permitting and prep work, the lining contractor's work should be completed within 2 weeks.

### **Assumptions**

- ) There are no services within the section of pipe to be lined
- ) The slope of the pipe to be lined is 1.6%, sloping to the south.
- ) The existing water main operates at 90 pounds of static pressure.
- ) No customers will be affected by the pipe shutdown. No notifications will be required.

### **Attachments**

- 1) Record Drawing of US101 casing and pipe crossing

Any questions can be directed to Adam Kanold at [akanold@montecitowater.com](mailto:akanold@montecitowater.com) or 805-969-2271.

**Attachment 2 – Water Main Repair Photos**















**MONTECITO WATER DISTRICT  
MEMORANDUM**

**SECTION: 3-C**

**DATE: OCTOBER 15, 2018**

**TO: OPERATIONS COMMITTEE**

**FROM: ENGINEERING MANAGER**

**SUBJECT: PROPOSED RELEASE OF EASEMENT FOR 351 WOODLEY ROAD**

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**RECOMMENDATION:**

- That the Operations Committee recommend the Board of Directors authorize the execution of the attached Partial Release of Easement for the Private Property at 351 Woodley Road (APN 009-021-001).

**DISCUSSION:**

The attached proposed Partial Release of Easement between Montecito Water District and OK Wave, LLC has been requested by the property owner since the easement is no longer used by the District.

The purpose of the easement is for the operation and maintenance of a District water main on private properties. The main was originally constructed to serve interior lots in the neighborhood that did not have the ability to connect to the main in the roadway. The District abandoned the main within the easement that is being requested to be released on the west side of the road. However, the District continues to operate the main on private properties covered by the same easement on the east side of the roadway; therefore, this is only a partial release of easement for the water main on the west side of the road. This easement is no longer needed since our water main has been abandoned and the lots have all been merged into one lot that now has street access and access to the water main.

**ATTACHMENTS:**

- Proposed Partial Release of Easement

Recording Requested By:

When Recorded Return To:  
Joshua P. Rabinowitz, Esq.  
Fell, Marking, Abkin, Montgomery,  
Granet & Raney, LLP  
222 East Carrillo Street, Suite 400  
Santa Barbara, CA 93101  
(805) 963-0755

APN:009-021-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **PARTIAL RELEASE OF EASEMENT**

This PARTIAL RELEASE OF EASEMENT ("Release") is made this \_\_\_ day of October, 2018 (the "Effective Date"), by Montecito Water District, a County Water District organized and existing under and by virtue of the California Water Code ("Montecito Water District"), with reference to the following facts:

A. OK Wave, LLC, a California limited liability company ("OK Wave"), is the owner of that certain real property described in attached Exhibit A and commonly referred to as 351 Woodley Road, Santa Barbara, California (the "Property").

B. The Property is subject to that certain non-exclusive easement for public utilities as described as follows ("Easement"):

An easement granted to Montecito County Water District for water pipelines and conduits, recorded February 28, 1961 as Instrument No. 6834 in per Book 1831, page 76 of the Official Records of the County of Santa Barbara, California.

C. By virtue of a Declaration and Restrictions originally recorded January 12, 1961, in Book 1815, Page 379 in the Office of the County Recorder of Santa Barbara County, California and as modified by Modifications recorded in Book 1818 Page 524, Book 1879 Page 751, Book 1893, Page 468, Book 1948 Page 1040, Book 2019 Page 331, Book 2137 Page 1492, Instrument No. 91-29625, and Instrument No. 2013-76909 ("Declaration") the Easement was made subject to the Declaration and existed to provide utilities to Lots 5, 6 and 47 as originally created by the Subdivision Maps for Units 1 and 4 of Tract 10147.

D. Pursuant to Lot Line Adjustment No. 05 LLA-00000-00011 recorded December 4, 2009, as Instrument No. 2009-0072605 in the Office of the County Recorder of Santa Barbara County, California, Lots 5, 6 and 47 of Tract 10147 were merged with Lots 7 and 48 of Tract 10147 into two parcels. Therefore, the Easement largely serves no purpose, inasmuch the interior lots which it was created to serve no longer exist.

E. To the extent the Easement is entirely within one parcel and leads to no other properties and is not lying within any road right of way, it is appropriate that it be extinguished.

NOW THEREFORE, Montecito Water District hereby agrees as follows:

1. That portion of the Easement legally described on Exhibit B attached hereto and depicted on Exhibit C attached hereto is hereby released to OK Wave.

2. Except as provided herein, the Easement otherwise remains in full force and effect.
3. This Release shall be binding upon and inure to the benefit of OK Wave and its successors and assigns.

IN WITNESS WHEREOF, Montecito Water District has executed this Release effective as of the Effective Date.

Dated: \_\_\_\_\_

Montecito Water District

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California                    )  
  )  
County of Santa Barbara            )

On \_\_\_\_\_, 2018, before me, \_\_\_\_\_,  
a notary public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 009-021-001**

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Those portions of Lots 5, 6 and 7 of Tract 10147, Unit One as shown on map filed in Book 54, Pages 93, 94 and 95 of Maps and Lots 47 and 48 of Tract 10147, Unit Four as shown on map filed in Book 58, Pages 52 and 53 of Maps, in the Office of the County Recorder in the County of Santa Barbara, State of California described as follows:

Commencing as the Northwest corner of said Lot 6; thence along the Westerly boundary line of said Lot 6, South 0°12'33" West, 156.00 feet to the true point of beginning;

thence South 82°27'24" East, 228.77 feet;

thence South 79°31'00" East, 296.03 feet to a point on the Southeasterly boundary line of said Lot 48, said point being the beginning of a non-tangent curve concave Southeasterly having a radius of 100.00 feet the radial center of which bears South 57°47'54" East;

thence along the Southeasterly boundary line of said Lots 48 and 7, Southwesterly along said curve through a central angle of 21°27'06" an arc distance of 37.44 feet to the beginning of a reverse curve concave Westerly having a radius of 150.00 feet;

thence Southwesterly along said curve through a central angle of 22°40'30" an arc distance of 59.36 feet to the beginning of a reverse curve concave Easterly having a radius of 200.00 feet;

thence Southwesterly along said curve through a central angle of 22°48'30" an arc distance of 79.62 feet to the beginning of a reverse curve concave Westerly having a radius of 150.00 feet;

thence Southwesterly along said curve through a central angle of 8°41'41" an arc distance of 22.76 feet;

thence South 19°18'41" West, 108.88 feet to the beginning of a tangent curve concave Westerly having a radius of 100.00 feet;

thence Southwesterly along said curve through a central angle of 28°14'19" an arc distance of 49.29 feet to the beginning of a reverse curve concave Southeasterly having a radius of 310.00 feet;

thence Southwesterly along said curve through a central angle of 15°28'22" an arc distance of 83.72 feet to the most Southerly corner of said Lot 7;

thence along the Southwesterly boundary line of said Lot 7, North 57°55'22" West, 153.96 feet to the Southeast corner of said Lot 5;

thence along the Southerly boundary line of said Lot 5, North 89°55" West, 201.51 feet to the Southwest corner of said Lot 5;

thence along the Westerly boundary line of said Lots 5 and 6, North 0°15'20" East 376.40 feet;

thence along the Westerly boundary line of said Lot 6, North 0°12'33" East, 17.60 feet to the true point of beginning.

Said land is shown and described as Parcel 1 in that certain Lot Line Adjustment No. 05LLA-00000-00011 recorded December 4, 2009 as Instrument No. 2009-0072605 of Official Records.

**EXHIBIT B**

**DESCRIPTION OF RELEASED EASEMENT**

**Exhibit B**

Those portions of Lots 5, 6 and 7 of Tract 10147, Unit One as shown on a subdivision map in Book 54, page 95 of Maps and described as Parcel Three, Parcel Four and Parcel Five in Instrument No. 6834, Book 1831, page 76 of Official Records recorded February 28, 1961, both filed in the Office of the County Recorder, County of Santa Barbara, State of California, excepting therefrom all portions lying within any road right of way.

Prepared by:



A handwritten signature in black ink that reads "Stephen K. Davis".

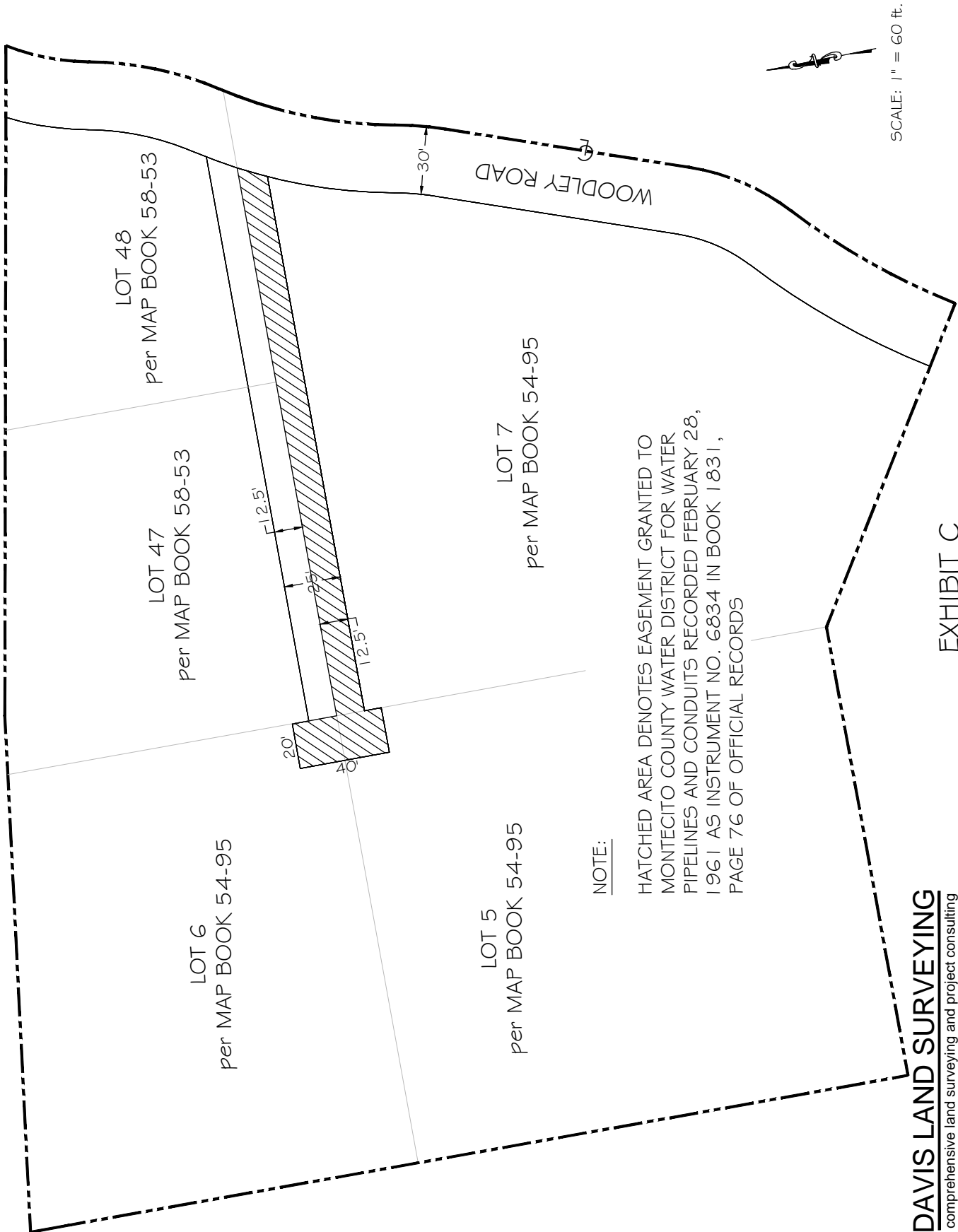
Stephen K. Davis, PLS 5742

7/9/18

Date

**EXHIBIT C**

**DEPICTION OF RELEASED EASEMENT**



LOT 48  
per MAP BOOK 58-53

LOT 47  
per MAP BOOK 58-53

LOT 6  
per MAP BOOK 54-95

LOT 5  
per MAP BOOK 54-95

LOT 7  
per MAP BOOK 54-95

20'  
40'  
12.5'  
2.5'  
12.5'

30'

WOODLEY ROAD

NOTE:

HATCHED AREA DENOTES EASEMENT GRANTED TO MONTECITO COUNTY WATER DISTRICT FOR WATER PIPELINES AND CONDUITS RECORDED FEBRUARY 28, 1961 AS INSTRUMENT NO. 6834 IN BOOK 1831, PAGE 76 OF OFFICIAL RECORDS

SCALE: 1" = 60 ft.

EXHIBIT C

**DAVIS LAND SURVEYING**  
comprehensive land surveying and project consulting  
44 HELENA AVENUE  
SANTA BARBARA, CALIFORNIA 93101  
L.S.5742 (805)564-8756