

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE VALLECITOS WATER DISTRICT
WEDNESDAY, FEBRUARY 5, 2020, AT 5:00 PM AT THE DISTRICT OFFICE,
201 VALLECITOS DE ORO, SAN MARCOS, CALIFORNIA

Vice President Sannella called the Regular meeting to order at the hour of 5:00 p.m.

Director Hernandez led the pledge of allegiance.

Present: Director Elitharp
Director Hernandez
Director Martin
Director Sannella

Absent: Director Evans

Staff Present: General Manager Pruim
Legal Counsel Gilpin
District Engineer Gumpel
Finance Manager Owen
Operations & Maintenance Manager Pedrazzi
Capital Facilities Senior Engineer Morgan
Development Services Senior Engineer Scholl
Public Information/Conservation Supervisor Robbins
Executive Secretary Posvar

ADOPT AGENDA FOR THE REGULAR MEETING OF FEBRUARY 5, 2020

20-02-03 MOTION WAS MADE by Director Hernandez, seconded by Director Martin, and carried unanimously, with Director Evans absent, to adopt the agenda for the Regular Board Meeting of February 5, 2020.

PUBLIC COMMENT

Mike Hunsaker, member of the public, addressed the Board as President of the Twin Oaks Valley Property Owners Association stating he's received questions regarding easement clearance. Residents have complained they were told to move sheds and other structures that had been approved by the county and to clear bushes and remove trees. He requested a clear policy on easement clearing be developed and advertised. The fire departments are also asking residents to clear their properties. He believes this needs to be coordinated and put into one uniform, consistent policy between the fire departments, the cities, and the District. He thanked the Board.

General Manager Pruim stated the District is not responsible for defensible space for fire prevention; however, staff ensures that easements for District facilities are clear and accessible for maintenance and operations. He further stated staff coordinates with other agencies when appropriate.

PRESENTATIONS

Chris Palmer, Public Affairs Field Coordinator for the California Special Districts Association, presented an award to Mission Hills High School student Jordan Chan, the third-place winner of the statewide “2019 Districts Make the Difference Video Contest.” San Marcos Mayor Rebecca Jones presented Jordan with an Honorable Certificate of Recognition for his third-place award in the contest. Aaron Andrews, representing Senator Brian Jones, congratulated Jordan. Kristy MacDougall, on behalf of Assemblywomen Marie Waldron, presented Jordan with a certificate as well.

Vice President Sannella presented Justin Shutt, Construction Worker I, with his State Water Resources Control Board Distribution D2 Certification.

Ryan Morgan, Capital Facilities Senior Engineer and California Water Environment Association (CWEA) San Diego Section President, announced the District was presented with two awards by the CWEA San Diego Section for “Community Engagement and Outreach Award for Best Use of Social Media” and “Community Engagement and Outreach Award for Film Festival (Semi-Pro)” on January 25, 2020. The staff created “Imagine a Day Without Water” video is still in the running for the CWEA Film Festival state award.

CONSENT CALENDAR

20-02-04 MOTION WAS MADE by Director Martin, seconded by Director Elitharp, and carried unanimously, with Director Evans absent, to approve the Consent Calendar as presented.

1.1 Approval of Minutes

- A. Special Board Meeting – January 9, 2020
- B. Regular Board Meeting – January 15, 2020

1.2 Warrant List through February 5, 2020 - \$5,545,305.71

1.3 Operations & Maintenance Metrics Quarterly Report – December 31, 2019

1.4 Approval of Construction Agreement for North City East Industrial Street and Carmel Street Water and Sewer Improvements, APN 220-202-32 (Urban Villages San Marcos, LLC.)

- 1.5 Final Acceptance of Water and Sewer Improvements for North City East Infrastructure, APNs 221-110-20, 221-110-31, 220-200-40, 220-200-47, 220-200-48, and 220-200-49 (Urban Villages San Marcos, LLC.)

ACTION ITEMS

REQUEST TO WAIVE REQUIREMENTS OF SECTION 2.5 OF ORDINANCE 200 AND TO APPROVE ANNEXATION OF CERTAIN PROPERTY DESIGNATED AS "LUPA SEWER ANNEXATION" (APN 228-010-25) INTO THE VALLECITOS WATER DISTRICT SEWER IMPROVEMENT DISTRICTS 5, 6 & A

General Manager Pruiim stated that at the January 15, 2020 Board meeting, Richard Lupa asked the Board to grant him a waiver from the standard annexation requirements. The Board was unable to discuss this issue at that meeting as it was not on the agenda.

Development Services Senior Engineer Scholl stated Mr. Lupa is the owner of two adjacent parcels, APNs 228-010-24 & 228-010-25, and wishes to combine the properties into one parcel and build an accessory dwelling unit on APN 228-010-25. He currently has a residence on APN 228-010-24. APN 228-010-25 is currently within the Vista Irrigation District (VID) water service area; however, it is currently not within any sewer service district. VID has infrastructure in place that fronts both properties and they do intend to serve both with water. Vallecitos Water District (VWD) only has sewer infrastructure that fronts both properties.

Development Services Senior Engineer Scholl further stated that Section 2.5 of Ordinance No. 200 stipulates that if a property wants to obtain sewer service from VWD, they must also annex into VWD's water service area as required by the San Diego Local Agency Formation Commission (LAFCO). Recent discussions with LAFCO revealed that Section 2.5 is in conflict with State Board of Equalization policy which does not allow a single property to be within two separate water districts' water service areas concurrently. Mr. Lupa requested the Board waive the requirement to annex APN 228-010-25 into VWD's water service area and allow the annexation into the VWD's Sewer Improvement District "A."

Development Services Senior Engineer Scholl discussed two options. One option is to waive the requirement for APN 228-010-25 to be annexed into VWD's water service boundary, resulting in a sewer-only annexation. Both parcels would be within VID's water service boundary and VWD's Sewer Improvement District "A." The other option would require both parcels to detach from VID's water service area and annex to VWD for both water and sewer service.

Staff recommended having additional discussions with LAFCO and the State Board of Equalization to ensure completeness of this matter which may require revisions to Section 2.5 of Ordinance No. 200. Staff also recommended the Board waive the requirement for annexation of APN 228-010-25 into VWD's water service boundary and approve the sewer

only annexation of APN 228-010-25 into VWD's Sewer Improvement District "A" with conditions as presented.

Richard Lupa, member of the public, addressed the Board stating there is only one legal lot for both parcels. The estimated total cost to disconnect from VID and connect to VWD, including LAFCO's fees, is approximately \$65,000. He has already submitted plans to build the accessory dwelling unit and needs to resolve the issue of sewer service. VID has plans to transfer water service to VWD sometime in the future, but he would like to proceed with his plans now. He supports staff's recommendation for the sewer only annexation.

20-02-05 MOTION WAS MADE by Director Martin, seconded by Director Hernandez, and carried unanimously, with Director Evans absent, to waive the requirement for annexation into VWD's water service boundary and approve the sewer only annexation of APN 228-010-25 into VWD's Sewer Improvement District "A" with conditions as presented.

CALIFORNIA SPECIAL DISTRICTS ASSOCIATION (CSDA) BOARD OF DIRECTORS CALL FOR NOMINATIONS – SEAT B

The Board took no action on this item.

SAN MARCOS STATE OF THE CITY ADDRESS – MEETING ATTENDANCE PER DIEM/EXPENSE REIMBURSEMENT

Director Martin requested this item be placed on the next Board agenda to add this Chamber of Commerce event to the list of organizations for which meetings are considered compensable under District Ordinance No. 212.

20-02-06 MOTION WAS MADE by Director Hernandez, seconded by Director Martin, and carried unanimously, with Director Evans absent, to approve per diem for attendance to this event and to place this item on the next Board agenda.

REPORTS

GENERAL MANAGER

General Manager Pruiim stated that due to the Urban Water Institute Spring Conference, the Regular Board meeting scheduled on February 19 will be cancelled. A Special meeting will be scheduled for February 26. The public rate hearing is scheduled on February 27.

DISTRICT LEGAL COUNSEL

Legal Counsel Gilpin commented that SB 50, which would allow up zoning of single-family neighborhoods for transit-oriented residential development, has been considered for several years and did not pass recently.

SAN DIEGO COUNTY WATER AUTHORITY

None.

ENCINA WASTEWATER AUTHORITY

Director Martin stated the Policy and Finance Committee discussed goal setting for this year and leasing of the South Parcel at their last meeting.

Director Hernandez stated he was unable to attend the Capital Improvement Committee meeting.

STANDING COMMITTEES

Director Sannella stated the Finance/Investment Committee will meet on February 11.

DIRECTORS REPORTS ON TRAVEL/CONFERENCES/SEMINARS ATTENDED

Director Martin reported on his attendance to the San Marcos General Plan Amendment Committee meeting, Council of Water Utilities meeting, Southern California Water Coalition Quarterly Luncheon, and San Diego North Economic Development Council Lunch and Learn.

Director Elitharp reported on his attendance to the California Association of Sanitation Agencies (CASA) Winter Conference.

Director Hernandez reported on his attendance to the Southern California Water Coalition Quarterly Luncheon and CASA Winter Conference.

OTHER BUSINESS

None.

DIRECTORS COMMENTS/FUTURE AGENDA ITEMS

None.

ADJOURNMENT

There being no further business to discuss, Vice President Sannella adjourned the Regular Meeting of the Board of Directors at the hour of 6:00 p.m.

A Special Meeting of the Vallecitos Water District Board of Directors has been scheduled for Wednesday, February 26, 2020, at 5:00 p.m. at the District office, 201 Vallecitos de Oro, San Marcos, California.

Michael A. Sannella, Vice President
Board of Directors
Vallecitos Water District

ATTEST:

Glenn Pruim, Secretary
Board of Directors
Vallecitos Water District