

LEUCADIA WASTEWATER DISTRICT
 Minutes of an Engineering Committee Meeting
 July 7, 2021

A meeting of the Engineering Committee (EC) of Leucadia Wastewater District (LWD) was held on Wednesday, July 7, 2021 at 11:00 a.m., via video conference.

1. Call to Order

Chairperson Omsted called the meeting to order at 11:00 a.m.

2. Roll Call

DIRECTORS PRESENT: Omsted, Brown

DIRECTORS ABSENT: None

OTHERS PRESENT: General Manager Paul Bushee; Technical Services Manager Robin Morishita; Field Services Superintendent Jeffery Stecker; Field Services Supervisor Marvin Gonzalez; Field Services Specialist Ian Riffel; Administrative Specialist Mark Brechbiel; District Engineer Dexter Wilson; General Counsel Wayne Brechtel

3. Public Comment

None.

4. New Business

A. Adopt Ordinance No. 143 – An Ordinance of the Board of Directors of the Leucadia Wastewater District (District) Establishing the District's Capacity Fee and Amending the EDU Factors Capacity Fee Schedule.

FSSpc Riffel presented the item. He began by describing the reason for the proposed change. He also outlined the difference between an Accessory Dwelling Unit (ADU) and a Junior ADU (JADU) and the various fees associated with them per LWD's current ordinance. FSSpc Riffel stated that recently the California Department of Housing and Community Development (HCD) has issued guidance clarifying how fees are assessed for larger ADUs. He continued that HCD guidance states that the capacity fee for an ADU shall be proportionate to the size of the primary residence.

FSSpc Riffel explained that staff does not believe that the fee would be fair or proportional to the burden on the District's system. He continued that the District's current practice of using square footage is in compliance with the law.

GC Brechtel weighed in on this issue. He believes that the HCD guidance misstates the law in regards to capacity charges for ADUs. He continued that under existing California Code ADUs can be charged capacity fees either by the number of fixtures or the square footage of the ADU. GC Brechtel stated that there is no reference to square footage based on the primary residence.

FSSpc Riffel explained that staff and GC Brechtel do believe that there is merit to having the capacity fee for an ADU be less than that of a single-family residence. As such, staff is recommending that the capacity fee assessment for ADU's of more than 1,001 square feet be reduced from 1 EDU to 0.75 EDU.

FSSpc Riffel stated that the fiscal impact of Ordinance No. 143 would be a reduction

of approximately \$2,200 per year in sewer service revenues. Director Brown asked if the \$2,200 is an overall impact. FSSpc Riffel stated yes, that out of 300 ADU's LWD only has 23 that are over 1,000 square feet and those are the ones that would be impacted.

Chairperson Omsted asked if an ADU is assessed a capacity fee. GM Bushee and FSSpc Riffel replied that there are several factors considered to determine the assessment of capacity fees. They provided examples for clarification.

Following discussion, the EC concurred with staff to recommend that the Board of Directors adopt Ordinance No. 143 - Establishing the District's Capacity Fee and Amending the EDU Factors Capacity Fee Schedule.

5. Information Items

A. Development Projects Summary

Chairperson Omsted asked if there are any utility conflicts with the project taking place on Jason Street in the City of Encinitas. FSSpc Riffel stated there are no utility conflicts.

Director Brown asked if there is an additional annexation fee on top of capacity fees for new developments. FSSpc Riffel replied affirmatively noting that if the development isn't already within the LWD boundaries, there are certain fees that the homeowner or business would have to pay not only to LWD but also to LAFCO (Local Agency Formation Commission).

B. Leucadia Pump Station Rehabilitation Project (LPSRP) Update

TSM Morishita updated the EC on the progress of the LPSRP. He proceeded to provide an overview of the installation of the liquid oxygen air tank and how that equipment along with a vaporizer provides oxygen gas to the ECO₂ odor control system.

TSM Morishita then went on to describe the removal of the diesel driven pump bypass system, the temporary submersible pump from the Emergency Basin, exterior pump station painting, roof hatch installation, dry well construction, and site restoration.

Chairperson Omsted asked how the effectiveness of the ECO₂ system is measured. TSM Morishita answered that there are hydrogen sulfide sensors at the end of both Leucadia Force Mains (L1 and L2) at the intersection of La Costa Avenue and Coast Highway 101. He continued that data from these sensors is used to adjust the amount of oxygen infused into the wastewater water.

C. FY21 Cured-In-Place Pipe (CIPP) Lining Project

FSSpc Riffel updated the EC on the progress of the FY21 CIPP Lining Project. He stated that to date, Nu Line Technologies has completed 28 of 29 repairs. He further detailed the CIPP installation that took place in an easement near Unicornio Street. FSSpc Riffel displayed CCTV imagery showing roots and defects in the sewer pipes that necessitated the repairs.

Chairperson Omsted asked how thick the liner is. FSSpc Riffel stated that it varies between approximately 4 – 7mm thick and is determined by the design engineer.

6. Directors' Comments

Director Brown commended staff for all their hard work.

Chairperson Omsted asked when the Board will return to in-person meetings. GM Bushee answered that this item is on the agenda for the July Board meeting.

7. General Manager's Comments

None.

8. Adjournment

Chairperson Omsted adjourned the meeting at approximately 12:05 p.m.



Paul J. Bushee,
Secretary/Manager
(Seal)