

AGENDA

**ENGINEERING COMMITTEE MEETING
LEUCADIA WASTEWATER DISTRICT**

Tuesday, October 4, 2022 – 9:00 a.m.
Via Teleconference

Pursuant to the State of California Executive Order N-29-20, and in the interest of public health, the District is temporarily taking actions to mitigate the COVID-19 pandemic by holding meetings by teleconference. The general public may not attend this meeting at the District's office due to social distancing requirements.

Members of the public attending via teleconference will be provided with an opportunity to comment on each agenda item prior to Committee discussion.

To join this meeting via Teleconference, please dial: 1-669-900-6833

Meeting ID: 858 9948 7034

Password: 982197

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- 1. Call to Order**
 - 2. Roll Call**
 - 3. Public Comment**
 - 4. New Business**
 - A. Adopt Resolution No. 2385, For Giving LLC Annexation, as presented. (Pages 2 - 6)
 - 5. Information Items**
 - A. Development Projects Summary. (Pages 7-8)
 - 6. Directors' Comments**
 - 7. General Manager's Comments**
 - 8. Adjournment**

MEMORANDUM

DATE: September 28, 2022
TO: Engineering Committee
FROM: Paul J. Bushee, General Manager 
SUBJECT: **Resolution No. 2385 Requesting LAFCO to Take Proceedings for the For Giving LLC Change of Organization**

RECOMMENDATION:

Staff requests that the Engineering Committee recommend that the Board of Directors:

1. Adopt Resolution No. 2385, For Giving LLC Annexation, as presented.
2. Discuss and take other action, as appropriate.

DISCUSSION:

The proposed For Giving LLC Annexation into the Leucadia Wastewater District's (District) service area involves one parcel totaling 1.2 acres located at 936 Hymettus Avenue in Encinitas. The parcel's general location is west of Interstate 5, north of Leucadia Boulevard and east of Hygeia Avenue.

This annexation is within the District's sphere of influence and includes one parcel with an existing single-family residence that is currently connected to a septic tank system. Per the City of Encinitas, the parcel is required to connect to the public sanitary sewer system to satisfy a permit condition for approval of a tentative parcel split into three parcels. One parcel will include the existing single-family residence. The developer proposes to construct two new single-family residences, one on each of the two new parcels. The connection of the existing single-family residence and the two new parcels to the collection system requires the construction of approximately 125 linear feet of a developer funded public sewer extension on Hymettus Avenue before the three private lateral connections can be completed. The annexation is necessary to provide sewer service to these properties.

Approval of Resolution No. 2385 would authorize a boundary annexation of all three parcels.

LWD's collection and treatment systems have sufficient capacity to accommodate the three residences. Attached please find a copy of Resolution No. 2385 for your review.

ier:PJB

Attachment

RESOLUTION NO. 2385

**A RESOLUTION OF APPLICATION BY THE
BOARD OF DIRECTORS OF LEUCADIA WASTEWATER DISTRICT
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION
TO TAKE PROCEEDINGS FOR THE PROPOSED
FOR GIVING LLC CHANGE OF ORGANIZATION**

RESOLVED, by the Board of Directors of the Leucadia Wastewater District, that

WHEREAS, the Board of Directors of the LEUCADIA WASTEWATER DISTRICT (LWD), San Diego County, State of California, desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code for the proposed For Giving LLC Change of Organization; and

WHEREAS, the proposed For Giving LLC Change of Organization includes annexation of the For Giving LLC territory (**APN 254-330-13-00**) to the LWD; and

WHEREAS, the reasons for this proposed Change of Organization are as follows:

1. LWD is empowered to and is engaged in the collection, treatment, and disposal of wastewater and has existing facilities to provide wastewater service to the territory proposed to be annexed.
2. The owners of the territory desire to utilize the LWD facilities.
3. The territory to be annexed is within LWD's Sphere of Influence.

WHEREAS, the territory subject to the proposed Change of Organization is inhabited, and a description of the external boundary of the territory is set forth in Exhibit "A" and a map thereof is set forth in Exhibit "B", both attached hereto and by this reference incorporated herein; and

WHEREAS, LWD requests that the proposed Change of Organization be subject to the following terms and conditions:

1. The annexed property is thereafter subject to capacity fees, sewer service fees, and all other district-wide Ordinances and Resolutions of LWD.

WHEREAS, LAFCO is authorized to approve this proposed Change of Organization without notice or hearing and without an election. If no express effective date is indicated, the effective date of the Change of Organization shall be the date of recordation of the Certificate of Completion and Resolution ordering the change of organization by the County Recorder.

WHEREAS, the staff of LWD has reviewed this proposed Change of Organization under the California Environmental Quality Act (CEQA) and has found it to be categorically exempt from CEQA pursuant to Section 15319 (a) of the California Environmental Quality Act.

NOW, THEREFORE, this Resolution of Application is hereby approved and adopted by the Board of Directors of the LEUCADIA WASTEWATER DISTRICT. The Local Agency Formation Commission of San Diego County is hereby requested to take proceedings for the proposed Change of Organization that includes the territory as described in Exhibit "A" and shown in Exhibit "B", according to the terms and conditions stated above and in a manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a Regular meeting of the Board of Directors held on October 12th, 2022 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Judy Hanson, President

ATTEST:

Paul Bushee, General Manager
(SEAL)

EXHIBIT "A"
936 HYMETTUS AVENUE ANNEXATION
TO LEUCADIA WASTEWATER DISTRICT

GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN PROPERTY, SITUATED IN A PORTION OF LOT 16 IN BLOCK 8 OF SOUTH COAST PARK, IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 1776, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JANUARY 11, 1924 AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HYMETTUS AVENUE AND THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 16 AS SHOWN ON SAID MAP 1776; THENCE

1. SOUTH 74°16'30" WEST 326.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 16; THENCE
2. NORTH 15°43'30" WEST 160.00 FEET; THENCE
3. NORTH 74°16'30" EAST 326.02 FEET TO THE CENTERLINE OF HYMETTUS AVENUE; THENCE
4. SOUTH 15°43'30" EAST 160.00 FEET ALONG THE CENTERLINE OF HYMETTUS AVENUE TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES OF LAND MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

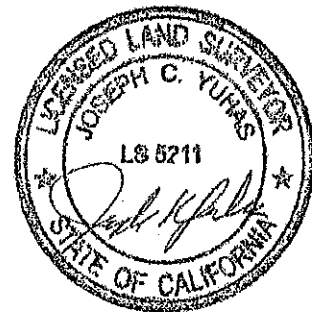
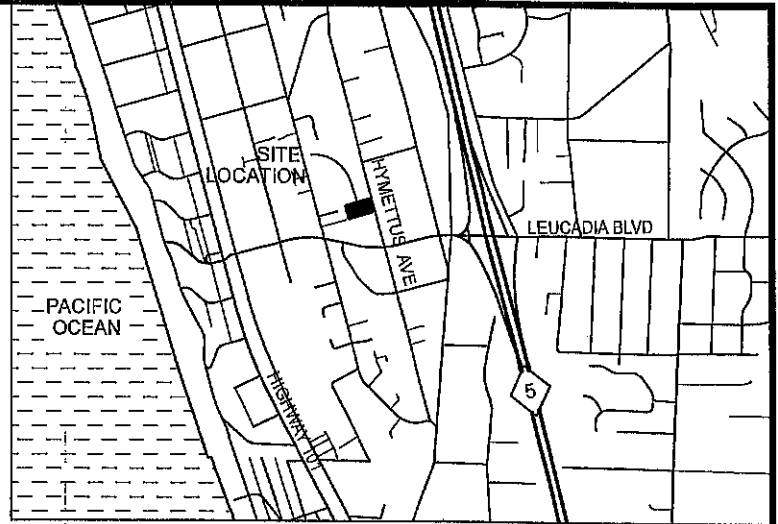
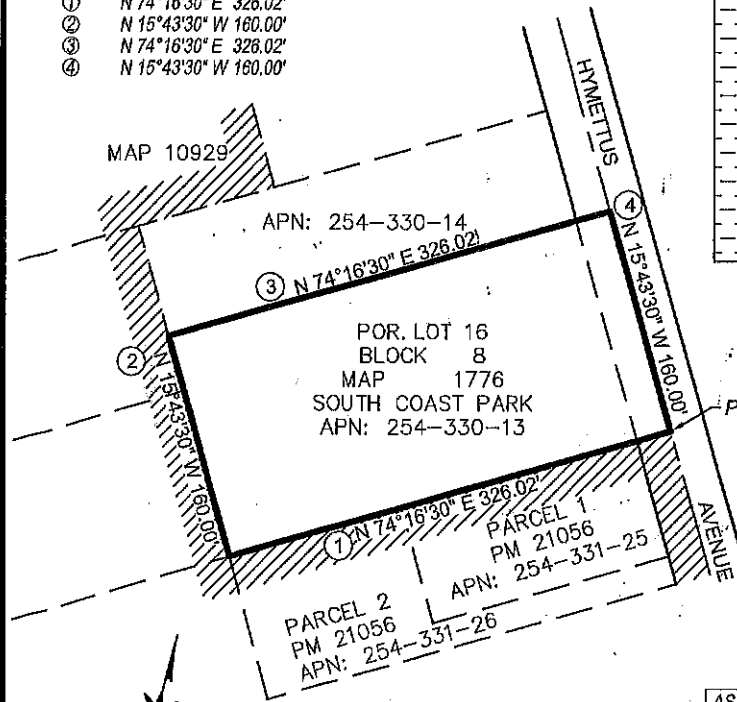


EXHIBIT "B"
LWD SEWER ANNEXATION
 936 HYMETTUS AVENUE CHANGE OF ORGANIZATION
 APN: 254-330-13

COURSES:

- ① N 74°16'30" E 326.02'
- ② N 15°43'30" W 160.00'
- ③ N 74°16'30" E 326.02'
- ④ N 15°43'30" W 160.00'



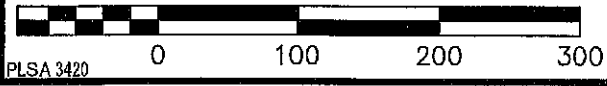
VICINITY MAP
NOT TO SCALE

LEGEND

- POB PARCEL "A" METES & BOUNDS B & D
- EXISTING LWD BOUNDARY IN LWD
- PARCEL TO BE ANNEXED



GRAPHIC SCALE 1"=100'



ASSESSOR'S PARCEL NUMBER: 254-330-13	LAFCO REFERENCE NO. C022-	ACREAGE 1.20 AC	DATE 7-05-22	SCALE 1"=100'
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LEUCADIA WASTEWATER DISTRICT ANNEXATION

MAP 1776, PORTION LOT 16 IN BLOCK "8" OF SOUTH COAST PARK

PASCO LARET SUITER

& ASSOCIATES

San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

New projects this month: 1
 Total active projects: 19

LEUCADIA WASTEWATER DISTRICT				
Development Services				
Sep-2022				
District Location Code	Project Name	Project Description	Estimated EDUs	Status
1	0929	CASCADA VERDE	Development with Sewer Connection	35 Plans signed. Inspection pending.
2	0943	LEUCADIA STREETScape	Streetscape Plan Check	Public Improvement Phase 1 approved and under inspection. Further phases in review.
3	1006	Jason Street Storm Drain	Utility Conflict	Public Improvement Waiting on mylars. Project on hold pending funding.
4	1015	Orpheus Avenue Drainage Improvements	Utility Conflict	Public Improvement In Review. Provided PC1 and now waiting on City of Encinitas.
5	1032	Weston Annexation - La Costa Avenue	Annexation/Subdivision with Sewer Connection	48 In Review. Waiting on plan submittal.
6	1033	1528 N. Coast Highway	Development with Sewer Connection	14 Plans approved. Inspection ongoing.
7	1058	El Camino Real Building	Development with Sewer Connection	8.2 Plans approved. Construction start (lateral inspection) in progress.
8	1079	City of Encinitas - Leucadia Blvd & Hygeia Roundabout	Public Street Improvement	Public Improvement Plans signed. Inspection pending.
9	1111	Marea Village 1900 & 1950 N Coast Hwy 101	Development with Sewer Connection.	148.9 Preliminary sewer study approved. Waiting on plan submittal.
10	1114	1143 Eolus Avenue Public Sewer Improvement Plan	Public Sewer Improvement	1 In-review.
11	1115	555 & 571 North Vulcan	Public Sewer Improvement	12 Plans signed. Construction/inspection pending.
12	1135	Woodside Development - La Costa Avenue	Development with Sewer Connection	95 Preliminary sewer study approved. Plans in-review..
13	1139	1967 Vulcan Avenue	Development with Sewer Connection	73 Sewer Study and Plans approved. Lateral Inspection pending.
14	1151	Omni La Costa Resort-Spa	Tennant Improvement	Private Improvement Affecting LWD Sewer In-review. Coordinating meeting with engineer.
15	1152	Piraeus Point	Development with Sewer Connection	149 Waiting on sewer study submittal.
16	1153	Thai One On	Tennant Improvement	22 Plans signed. Waiting on BMP.
17	1158	For Giving LLC Annexation - 936 Hymettus Ave	Annexation with Public Sewer Extension	3 Annexation under review.
18	1161	Stits Annexation - 1177 Eolus Avenue	Annexation with Public Sewer Extension	2 Annexation under review.
19	1165	400 Gibraltar Street - APN 216-300-05	Development with Sewer Connection	9 In-review.

DEVELOPMENT PROJECTS

1. Cascada Verde

2. Leucadia Streetscape

3. Jason Street Storm Drain

4. Orpheus Avenue Drainage Improv.

5. Weston Annexation – La Costa Ave.

6. 1528 N. Coast Highway 101

7. 777 N. El Camino Real Building

8. City of Encinitas – Leucadia Blvd/ Hygeia Ave. Roundabout

∞ 9. Marea Village – 1900 & 1950 N. Coast Highway 101

10. Aldern Annexation – 1143 Eolus Ave.

11. 555 & 571 N. Vulcan Avenue

12. Woodside Development – La Costa Ave.

13. 1967 N. Vulcan Avenue

14. Omni La Costa Resort-Spa

15. Piraeus Point – Piraeus/Plato

16. Thai One On Restaurant

17. For Giving LLC Annex. – 936 Hymettus Ave.

18. Stits Annexation – 1177 Eolus Avenue

19. 400 Gibraltar Street – APN: 216-300-05

