

LEUCADIA WASTEWATER DISTRICT
Minutes of an Engineering Committee Meeting
March 31, 2025

A meeting of the Engineering Committee (EC) of Leucadia Wastewater District (LWD or District) was held on Monday, March 31, 2025 at 11:00 a.m., at the LWD Administration Office located at 1960 La Costa Avenue, Carlsbad, California.

1. Call to Order

Chairperson Pacilio called the meeting to order at 11:01 a.m.

2. Roll Call

DIRECTORS PRESENT: Pacilio, Brown (via zoom)

DIRECTORS ABSENT: None

OTHERS PRESENT: General Manager Paul Bushee; Field Services Supervisor Gabe Mendez; Field Services Supervisor Mauricio Avalos; District Engineer Dexter Wilson; Capital Project Manager Ian Riffel; Tim Lewis from Water Works Engineers; and Kathleen Noel from Dexter Wilson Engineering

3. Public Comment

None.

4. Revision of Leucadia Wastewater District Standard Specifications and Procedures for Wastewater Facility Projects.

Adopt Resolution No. 2427 revising Leucadia Wastewater District Standard Specifications and Procedures for Wastewater Facility Projects.

CPM Riffel introduced this item to the EC. He provided a brief background on the District's Standard Specifications and Procedures for Wastewater Facility Projects (Standard Spec). He noted that maintaining current Design and Performance Provisions is a required component of the District's Sewer System Management Plan. CPM Riffel then introduced Kathleen Noel from Dexter Wilson Engineering, Inc. (DWEI) to present an overview of the proposed updates.

Ms. Noel explained that the Standard Spec serves as a key guidance document for sewer construction projects. She noted that an update is necessary to align the Standard Notes and Drawings with new industry standards, legislation, and the 2024 revision of the Greenbook (Standard Specifications for Public Works Construction).

Ms. Noel then reviewed the proposed principle changes and updates to the Standard Spec, including revisions related to sewage flow generation factors, manhole adjustments and paving requirements, and material availability for manhole frames and covers.

Director Brown asked if the Standard Spec update is intended to ensure that future development infrastructure aligns with current industry standards. Staff answered affirmatively. He then inquired whether the updated standards had revealed any deficiencies within the existing public sewer system. Ms. Noel replied that the Standard Spec did not but the 2023 Asset Management Plan assesses system capacity. She added that the 2023 Asset Management Plan determined that there is adequate sewer capacity throughout the entire system.

Director Brown asked about the update to manhole paving requirements. Staff explained that the update will ensure all manholes are adjusted in accordance with the applicable city standards.

Following discussion, the EC concurred with staff to forward the recommendation to the Board.

5. Resolution No. 2428 Requesting LAFCO to Take Proceedings for the Miller & Hall Change of Organization

Adopt Resolution No. 2428, Miller & Hall Annexation, as presented.

CPM Riffel presented this recommendation to the EC. He provided the project location and a brief overview of the District's Island Area. He explained that the Island Area is comprised of approximately 400 single family homes currently served by septic systems and is located in San Diego LAFCO's Sphere of Influence, which allows the District to provide sewer service subject to LAFCO approval.

CPM Riffel clarified that a public sewer extension is not necessary for this annexation since there is an existing public sewer line in Vulcan Avenue directly in front of the property.

Chairperson Pacilio asked if the homes in the Island Area are located within the District's boundaries. Staff clarified that the homes are located within the District's Sphere of Influence and require LAFCO approval before they can be included in the District's service area.

CPM Riffel stated that the property has an existing single-family residence and proposes the construction for a new accessory dwelling unit (ADU). In accordance with City of Encinitas requirements, connection to the public sewer system is a condition for ADU construction.

Director Brown inquired whether the property would be subject to the applicable sewer capacity fees. Staff answered affirmatively.

Following discussion, the EC concurred with staff to forward the recommendation to the Board.

6. Leucadia Wastewater District Fiscal Year 2025 Pump Station Condition Assessment Report

Receive and file the Leucadia Wastewater District Fiscal Year 2025 Pump Station Condition Assessment Report completed by Water Works Engineers, LLC.

CPM Riffel introduced this item to the EC. He provided a brief background and that this assessment will prioritize and plan future pump station rehabilitation efforts which focuses on the Batiquitos and La Costa Pump Stations. He noted that assessment is the result of recommendations from the District's 2023 Asset Management Plan and incorporates recommendations from the 2021 Hazard Mitigation Plan. CPM Riffel then introduced Tim Lewis with Water Works Engineers to present an overview of the proposed updates.

Mr. Lewis stated that Water Works provided a comprehensive evaluation of the pump stations, which included the review of historical records, inspecting infrastructure, and consulting with staff to assess the age and condition of each system component. He said this assessment serves as the foundation for developing proposed rehabilitation plans and timelines.

Mr. Lewis continued by highlighting key findings from the report, including the condition of the Batiquitos Pump Station, which is the District's largest, where aging infrastructure necessitates both immediate and long-term attention. He noted structural repairs and additional condition assessment are recommended within the next year while a major rehabilitation project, estimated at \$7 million, is recommended within the next 3-5 years.

Chairperson Pacilio requested clarification regarding construction costs and project timeline. Staff explained that while a major rehabilitation is recommended in the 3-5 year timeframe, more

immediate work including structural concrete repairs and a surge tank assessment are recommended for completion within the next year.

Director Brown asked whether the assessment allows staff flexibility in determining the scope and timing of repairs. GM Bushee responded that Water Works provides the technical recommendations while staff determines the implementation schedules. The EC asked various questions regarding the assessment report and staff answered their questions.

Mr. Lewis continued that for the La Costa Pump Station, originally built in 1964, the report identifies severe corrosion, groundwater intrusion, and no remaining useful life. He added that replacement of the pump station is a high priority, with a preferred approach of relocation using trenchless tunneling. The estimated construction costs for replacement and relocation are \$4-5 million.

Chairperson Pacilio asked which pump station Water Works believes is a higher priority. GM Bushee answered the La Costa Pump Station which will take coordination with the Omni La Costa Resort. The EC asked several questions and staff answered their questions.

Following discussion, the EC concurred with staff to recommend the Board receive and file the assessment.

7. Information Items

CPM Riffel provided an update to the Batiquitos Pump Station Emergency Basin Rehabilitation Project. He reported that the project has been successfully completed, with the exception of the replacement of a submersible chopper pump, which is expected to arrive within 3-5 weeks. The EC asked several questions regarding the project and staff answered their questions.

8. Directors' Comments


Chairperson Pacilio thanked staff for their presentations.

9. General Manager's Comments

None.

10. Adjournment

Chairperson Pacilio adjourned the meeting at approximately 12:17 p.m.



Paul J. Bushee,
Secretary/Manager
(Seal)