

PAUMA VALLEY COMMUNITY SERVICES DISTRICT

33129 Cole Grade Road
Pauma Valley, CA 92061
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NOTICE OF SPECIAL MEETING

DATE: Monday, October 26th, 2026
TIME: 10:00 AM – **Open Session**
VENUE: Board Room, Pauma Valley Community Services District
33129 Cole Grade Road, Pauma Valley, CA 92061

Pauma Valley Community Services District Mission

“The mission of the Pauma Valley Community Services District is to protect the public health and environment of its community by providing effective wastewater management and stormwater drainage control, life safety assistance, security services, and exceptional customer care.”

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of the Agenda**

The Board of Directors may, by majority vote or by the President’s direction, reorder, remove, continue, or table items appearing on this posted agenda. Pursuant to Government Code §54954.2(a)(3), no action or discussion may be taken on any item not appearing on this posted agenda, except as authorized under Government Code §54954.2(b) (emergency situations, items requiring immediate action where the need arose after agenda posting and approved by two-thirds vote, or items continued from a meeting held within the prior five calendar days).

5. **Public Comment Period**

Any person may address the Board at this time upon any subject not identified on this Agenda, but within the jurisdiction of the District; however, State law precludes the Board of Directors from taking action on or engaging in extended deliberations concerning items of business which are not on the agenda. Any matter not on the agenda that requires action will be referred to staff for a report and action at a subsequent Board meeting. As to matters on the agenda, an opportunity will be given to address the Board when the matter is considered. **Individuals will have a limit of three (3) minutes to make public comments and will have the opportunity when called upon by the presiding officer.**

-- CONSENT ITEMS --

Items 6-10 appearing on the Consent Calendar may be voted on by a single motion. Items shall be removed from the Consent Calendar if any member of the Board of Directors, or the public, requests removal prior to a vote on a motion to approve the items. Such items removed will be considered separately for action by the Board.

6. Minutes of the Regular Board Meeting on September 28th, 2026

These minutes are the official permanent record of the District Board of Directors Regular Meeting held on September 28th, 2026.

Staff Recommendation:

SUPPLEMENTAL MATERIALS PAGES 2-6

Approve and file the minutes of the September 28th, 2026, Regular Meeting of the Board of Directors.

7. Minutes of the Special Board Meeting on October 16th, 2026

These minutes are the official permanent record of the District Board of Directors Special Meeting held on October 16th, 2026.

Staff Recommendation:

SUPPLEMENTAL MATERIALS PAGE 7

Approve and file the minutes of the October 16th, 2026, Regular Meeting of the Board of Directors.

8. Security Division Report

This report discloses the Security Division activity for the month of September 2026.

Staff Recommendation:

SUPPLEMENTAL MATERIALS PAGES 8-14

Receive and file the Security Division Report.

9. Professional Services Agreements with Carollo Engineers, Incorporated, New Development

This Professional Services Agreement (PSA's) is for engineering technical review pertaining to proposed new development located at the Oak Tree Community.

Staff Recommendation:

SUPPLEMENTAL MATERIALS PAGES 15-28

Receive and file the Administrative Services Agreement.

10. Professional Services Agreement with Carollo Engineers, Incorporated, As Needed

This Professional Services Agreement (PSA's) is a renewal of past As-Needed engineering support to the General Manager, specific to the current budget cycle.

Staff Recommendation:

SUPPLEMENTAL MATERIALS PAGES 29-44

Receive and file the Professional Services Agreement.

-- DISCUSSION ITEMS --

11. Security Division Ad-Hoc Committee Update and the Pauma Valley Roadway Association Gate Damages

DIRECTOR VILLANUEVA

12. Community Safety and Wellness Fair Ad-Hoc Committee Update

TREASURER LEVY

13. Rancho Pauma Mutual Water Company Ad-Hoc Committee Update

PRESIDENT NELSON

14. Long-Range Financial Plan and Capital Improvement Plan

TREASURER LEVY

15. Solar Project Billing Update

GENERAL MANAGER STEINLICHT

16. San Diego Local Agency Formation Commission (LAFCO) Annexations Update

GENERAL MANAGER STEINLICHT

17. Board of Directors Term Details

GENERAL MANAGER STEINLICHT

-- INFORMATIONAL ITEMS --

18. General Manager's Report

GENERAL MANAGER STEINLICHT, PAGE 45

19. Miscellaneous Items

A. Requested items for future agendas (Directors and Staff Only)

- a) Critical Spare Part Inventory/Replacement Program and Computerized Maintenance Management System (CMMS) (In Progress)
- b) Employee and Community Survey (Agendized)
- c) Capital Improvement Plan and Long Range Financial Plan (In Progress by Treasurer Levy)

B. Next Regular Meeting of the Board:

- a) **Monday, November 16th, 2026, at 10:00 AM**

-- CLOSED SESSION --

20. The Board of Directors will meet in a Closed Session to discuss:

A. PUBLIC EMPLOYMENT PERFORMANCE EVALUATION

Title: General Manager

Authority: Government Code section 54957

B. PUBLIC EMPLOYEE APPOINTMENT

Title: General Manager Authority:

Government Code Section 54957

Conference with Labor Negotiator

District Representative: Board Secretary, Mike Esparza

Employee: General Manager

Authority: Government Code Section 54957.6

C. CONFERENCE WITH LEGAL COUNSEL

Initiate Litigation

Initiate Litigation Pursuant to Government Code Section 54956.(d)(4)

(One (1) Matter)

D. CONFERENCE WITH LEGAL COUNSEL

Potential/Threatened/Anticipated Litigation

Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b)

(Four (4) Matters)

21. Open Session

A. Reportable Actions.

22. Adjournment

Pursuant to California Government Code Section 54954.2, this agenda is published on the District's website and at the designated meeting location listed above. This posting occurs no less than seventy-two (72) hours prior to the specified date and time of the meeting, except in the case of a Special Meeting where the posting period is no less than twenty-four (24) hours. All public records relating to each agenda item, including those distributed earlier than the above posting timeframes, will be made accessible at the office of the District Secretary, located at 33129 Cole Grade Road, Pauma Valley, CA.

To request a disability-related modification or accommodation regarding agendas or attendance, please contact the District office at CustomerService@PaumaValleyCSD.ca.gov at least forty-eight (48) hours in advance of the meeting.

PAUMA VALLEY COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

Item: 18

Date: October 26th, 2026

From: Eric Steinlicht, General Manager

Issue: General Manager's Report

BACKGROUND

The purpose of the General Manager's Report is to provide an executive-level overview of operations, administrative activities, challenges, and improvements that have occurred as of the last Regular Meeting of the Pauma Valley Community Services District (District) Board of Directors.

DISCUSSION

Administrative Operational Report

Ongoing recruitment efforts continue for the Administrative Services Supervisor. Meetings have been scheduled and interview panels will be set up upon my return from vacation. Extensive field work was completed for the San Diego Local Agency Formation Commission (LAFCO) annexation process. Current goal is to correct the application so that the project moves forward now that all other items have been completed. QuickBooks Online is still an ongoing process of staff familiarizing themselves with it and creating new custom reports so that financials and tools for staff work seamlessly.

Sanitation Operational Report

Staff continues El Niño preparedness work across the collection, treatment, and storm drain systems. Recent rain has hit the system, and the system has handled it. Ragging continues, and we are working with our consultants to identify how we could improve headworks to prevent issues at the wastewater treatment plant (WWTP). As of now, our current priority is replacing a solenoid at one of the compressors at the plant that currently has an air leak. We plan to coordinate a meeting with our contract operator Chief Plant Operator on preparing for potential new development and rehabilitating the dormant side of WWTP train.

Security Operational Report

We have been staffing the back gate during the recent communication issues. Overtime has been high; however, this is critical to ensure monitoring at this gate. The back gate off Cole Grade Road gets nearly as much ingress and egress traffic as the front gate and is an entry point that must be monitored. We have also utilized the Cybersecurity Grant to enhance security. We now have multiple cameras installed at our two main lift stations, as well as at the office. These cameras are 4k and allow for "Patrol" mode, where it actively scans the environment and can respond to noise and motion triggers. At our current deployment, storage capacity will last sixty days, and at full capacity we will still have thirty days' worth of archived video surveillance. All paid for by the grant.

Supervisory Control and Data Acquisition (SCADA) and Information Technology (IT) Report

As mentioned in the Security Operational Report, SCADA has been functioning as expected for the most part. There has been an electrical issue with a recent circuit relocation at the office. This issue led to a node going down, but thankfully the program worked through a redundancy plan implemented by the SCADA technician. It worked as expected in restoring SCADA without staff even noticing; however, until this is remedied, the office camera is offline.

Attachments

Supportive Materials Packet Page Number/s

1. IT Cybersecurity Awareness Executive Report (VC3)

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Prepared by: Eric Steinlicht, General Manager
Reviewed by: Maritza Chaloux, Administrative Assistant
Approved by: Eric Steinlicht, General Manager