PAUMA VALLEY COMMUNITY SERVICES DISTRICT
33129 Cole Grade Road
Pauma Valley, CA 92061
PHONE: (760) 742-1909 | FAX: (760) 742-1588

NOTICE OF SPECIAL MEETING

DATE: Tuesday, December 1st, 2026

TIME: 4:00 P.M. – **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** [1 minute | 4:00 – 4:01 P.M.]
2. **Roll Call** [1 minute | 4:01 – 4:02 P.M.]
3. **Pledge of Allegiance** [1 minute | 4:02 – 4:03 P.M.]
4. **Approval of the Agenda** [1 minute | 4:03 – 4:04 P.M.]

   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** [1 – 15 minutes | 4:04 – 4:05 P.M. **OR** 4:19 P.M.]

   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**.

-- CLOSED SESSION --

6. The Board of Directors will meet in a Closed Session to discuss: [25 minutes | 4:05 – 4:30 P.M.]

A. CONFERENCE WITH LEGAL COUNSEL
Potential/Threatened/Anticipated Litigation
Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b)
(Two (2) Matters)

B. PUBLIC EMPLOYMENT PERFORMANCE EVALUATION
Title: General Manager
Authority: Government Code section 54957

C. 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

7. Open Session [ESTIMATED 4:30 P.M.]

A. Reportable Actions.

-- DISCUSSION ITEMS --

8. Storm Drain Easement Issue Regarding Assessor Parcel Number (APN) 132-370-41
[15 minutes | 4:30 – 4:45 P.M.]
PRESIDENT NELSON, PAGE 3

-- ACTION ITEMS --

9. Amendment to the General Manager's Employment Contract [1 minute | 4:45 – 4:46 P.M.]

At the Regular Meeting of the Board held on November 16th, 2026, the Board of Directors approved an additional amendment to the General Manager's Employment Contract in Open Session.

Staff Recommendation: PRESIDENT NELSON, PAGE **4**

Discuss and take action as appropriate.

10. Adjournment [ESTIMATED 4:47 P.M.]

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: 8

Date: December 1st, 2026

From: Eric Steinlicht, General Manager

Issue: **Storm Drain Easement Issue Regarding Assessor Parcel Number (APN) 132-370-41**

STAFF RECOMMENDS THE BOARD OF DIRECTORS:

Provide direction to staff via consensus as to what action, if any, should occur at a later meeting.

BACKGROUND

The Pauma Valley Community Services District (District) staff, General Counsel, District Civil Engineer, and President of the Board have been ongoingly working on an easement issue with the property owner located at Assessor Parcel Number (APN) 132-370-41. Communications go back as early as February 2026, specific to this issue that initially occurred in the year 2017. Three position letters were sent out reiterating the District's position, as well as several emails. This matter was then considered by the Board of Directors at the Special Meeting of the Board held on October 16th, 2026, where the resulting direction to staff was for General Counsel to send a revised letter to the homeowner reiterating the requirements.

DISCUSSION

Mr. Bill Jacobs, Mrs. Betty Potalivo, and Mrs. Carol Fontane, along with her retained counsel, appeared at the November 16, 2026, Regular Meeting to address the storm drain issue involving APN 132-370-41. Staff is returning this item before year-end for formal Board direction as to how to proceed.

FISCAL IMPACT

The fiscal impact varies based upon the Board of Director direction.

THEREFORE, STAFF RECOMMENDS THE BOARD OF DIRECTORS:

Provide direction to staff via consensus as to what action, if any, should occur at a later meeting.

Attachments	*Supplemental Materials Packet Page Number/s*
1. Mr. Jacobs Letter to Board of Directors	2
2. CPL Crawler Analysis Report	3
3. Storm Drain Route Report	4-14

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

PAUMA VALLEY COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

Item: 9

Date: December 1st, 2026

From: Eric Steinlicht, General Manager

Issue: **Amendment to the General Manager's Employment Contract**

STAFF RECOMMENDS THE BOARD OF DIRECTORS:

Discuss and take action as appropriate.

BACKGROUND

The Pauma Valley Community Services District (District) Board of Directors appointed the current General Manager on December 19th , 2022, and subsequently entered an Employment Contract with the General Manager for one year. An Amendment to this contract was formally approved on November 27th, 2023. Two additional amendments were subsequently approved following General Manager performance evaluations at Regular Meeting's of the Board on April 28th, 2025, and once more on March 23rd, 2026.

DISCUSSION

During the Open Session of its November 16th, 2026, Regular Meeting, the District Board of Directors unanimously voted and approved Amendment Four to the General Manager's Employment Contract, attached here for execution.

FISCAL IMPACT

The fiscal impact is to be determined by the Board of Directors.

THEREFORE, STAFF RECOMMENDS THE BOARD OF DIRECTORS:

Discuss and take action as appropriate.

Attachments	*Supplemental Materials Page Number/s*
1. 2026 Amendment Four	15
2. 2022 Employment Contract & Amendments	16-29

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