



Board of Directors

Brian Brennan, Director
Richard Hajas, Director
Neil Cole, Director

Mary Bergen, Director
Pete Kaiser, Director

CASITAS MUNICIPAL WATER DISTRICT

Meeting to be held at the
Casitas Board Room
1055 Ventura Ave.
Oak View, CA 93022
www.casitaswater.org

Join Zoom Meeting

<https://us06web.zoom.us/j/98414854813?pwd=UXhtWS9zdm83ZU5CazNXenIEVEIRUT09>
Meeting ID: 984 1485 4813 Passcode: 757052

To join by phone, please call (888) 788-0099 or (877) 853-5247
Enter Meeting ID: 984 1485 4813# Passcode: 757052#

February 25, 2026 @ 5:00 PM

Right to be heard: Members of the public have a right to address the Board directly on any item of interest to the public which is within the subject matter jurisdiction of the Board. The request to be heard should be made immediately before the Board's consideration of the item. No action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of ¶54954.2 of the Government Code and except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under section 54954.3 of the Government Code.

Special Accommodations: If you require special accommodations for attendance at or participation in this meeting, please notify our office 24 hours in advance at (805) 649-2251, ext. 113. (Govt. Code Section 54954.1 and 54954.2(a)).

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. AGENDA CONFIRMATION
5. PUBLIC COMMENTS - Presentation on District related items that are not on the agenda - three minute limit.

6. CONSENT AGENDA

6.a Accounts Payable Report.
[Accounts Payable Report.pdf](#)

6.b Minutes of the February 11, 2026 Board Meeting.
[2 11 2026 Min.pdf](#)

7. HEARING TO CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO ACQUIRE PROPERTY BY EMINENT DOMAIN FOR A PORTION OF PARCEL NO. 008-0-160-415.

7.a Open Hearing.
[Board Memo Resolution of Necessity Barnard 20260225.pdf](#)
[CMWD - Resolution of Necessity \(Barnard\).pdf](#)
[RON - Exhibit A.pdf](#)
[RON - Exhibit B.pdf](#)
[RON - Exhibit C.pdf](#)
[Barnard Response letter to Public Hearing Notice.pdf](#)

7.b Receive Staff Report and Recommendations.

7.c Report of Written Communications.

7.d Public Comment.

7.e Close Hearing.

7.f Discussion by Board of Directors.

7.g Possible board action to Adopt the Resolution of Necessity to Acquire Property by Eminent Domain for a Portion of Parcel No. 008-0-160-415.

8. ACTION ITEMS

8.a Set a Hearing Regarding Intent of the Board of Directors of Casitas Municipal Water District to Consider Adoption of Necessity to Acquire Property by Eminent Domain for a Portion of APN 008-0-190-105 for March 25, 2025.
[Board Memo Set Notice of Public Hearing_Morgan 20260225.pdf](#)
[Notice of Hearing 20260225.pdf](#)
[Exhibit A Notice of Public Hearing.pdf](#)

8.b Approve Easement Deed from Rincon Del Mar Ranch, LLC.
[Board Memo Easement 20260225 RinconDelMar.pdf](#)
[Easement Deed_RinconDelMarRanch.pdf](#)

8.c Approve Easement Deed from Belmonte West, LLC.
[Board Memo Easement 20260225 BelmonteWest.pdf](#)
[Deed easement - owner signed - Belmonte West LLC.pdf](#)

9. INFORMATION ITEMS

- 9.a Hydrology Report for January, 2026.
[Hydrology January 2026.pdf](#)

10. GENERAL MANAGER COMMENTS

11. BOARD OF DIRECTOR REPORTS ON MEETINGS ATTENDED

12. BOARD OF DIRECTOR COMMENTS PER GOVERNMENT CODE SECTION 54954.2(a).

13. CLOSED SESSION

- 13.a CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code Section 54956.9(d)(1). Santa Barbara Channelkeeper v. State Water Resources Control Board, City of San Buenaventura, et al, and City of San Buenaventura v. Duncan Abbott, et al, Cross Complaint Superior Court of the State of California, County of Los Angeles, Case No. 19ATCP01176.

- 13.b CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
Agency Designated Representative: Colin Tanner and Diana Impeartrice
Employee Organization: Supervisory and Professional, General Unit and Recreation Unit.

14. ADJOURNMENT

CASITAS MUNICIPAL WATER DISTRICT
General Fund Check Authorization
Checks Dated 02/05/26 - 02/18/26
Presented to the Board of Directors For Approval February 25, 2026

Check	Payee	Description	Amount
001429	Payables Fund Account # 9759651478	Accounts Payable Batch 021126	\$ 565,437.04
001430	Payables Fund Account # 9759651478	Accounts Payable Batch 021826	\$ 408,342.13
			<u>\$ 973,779.17</u>
001431	Payroll Fund Account # 9469730919	Estimated Payroll 03/05/26	\$ 275,000.00
			<u><u>\$ 1,248,779.17</u></u>

Publication of check register is in compliance with Section 53065.6 of the Government Code which requires the District to disclose reimbursements to employees and/or directors.

The above numbered checks, 001429-001431 have been duly audited is hereby certified as correct.



Janyne Brown, Chief Financial Officer

A/P Fund

Publication of check register is in compliance with Section 53065.6 of the Government Code which requires the District to disclose reimbursements to employees and/or directors.

001429	A/P Checks:	057712-057765
	A/P Draft	001425-001428
	Voids:	

001430	A/P Checks:	057766-057818
	A/P Draft	001430-001439
	Voids:	



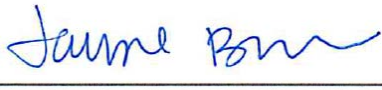
Janyne Brown, Chief Financial Officer

CERTIFICATION

Payroll disbursements for the pay period ending 02/14/26

Pay Date 02/19/26

have been duly audited and are
hereby certified as correct.

Signed: 

Janyne Brown

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
06432	ADP Commercial Leasing,LLC							
I-712299822	ADP Inpl & Monhtly Charges	D	2/11/2026	5,195.77		001425		5,195.77
01483	CORVEL CORPORATION							
I-021026-CMWD	Corvel Claims 02/03-02/09/26	D	2/11/2026	1,341.10		001426		1,341.10
03910	DoiT International USA, INC							
I-INV-US-26000914	Google Apps 01/26	D	2/11/2026	3,332.00		001427		3,332.00
05973	Mechanics Bank Credit Card							
I-012626a	Lunch for Shutdown - PL	D	2/11/2026	313.00		001428		
I-012626b	Drinks Shutdown - PL	D	2/11/2026	72.87		001428		
I-012626c	Trimble Drawing Software	D	2/11/2026	399.00		001428		
I-012626d	Dinner ShutDown - PL	D	2/11/2026	207.62		001428		
I-012626e	Repair Broken Window Unit E01	D	2/11/2026	335.64		001428		
I-012626f	Claptron Technologies Privete	D	2/11/2026	3,024.00		001428		
I-012626g	Fall Protection Training SAFE	D	2/11/2026	49.00		001428		
I-012626h	CCWUC Training - ENG	D	2/11/2026	45.00		001428		
I-012626i	VC Start Subscription - MGMT	D	2/11/2026	39.00		001428		
I-012626j	Microsoft Licences - ENG	D	2/11/2026	63.00		001428		
I-012626k	Lunch Agenda Review - MGMT	D	2/11/2026	57.00		001428		
I-012626l	Microsoft Licences - IT	D	2/11/2026	675.48		001428		
I-012626p	CasitaswaterGIS.com	D	2/11/2026	210.90		001428		
I-012626q	Lunch Agenda Review - MGMT	D	2/11/2026	54.94		001428		
I-012626s	Toner - ADM	D	2/11/2026	206.97		001428		5,753.42
06432	ADP Commercial Leasing,LLC							
I-713903111	W2 Processing & Mailing - ADM	D	2/18/2026	1,251.69		001430		1,251.69
01483	CORVEL CORPORATION							
I-021726-CMWD	Corvel Claims 01/10-02/16/26	D	2/18/2026	668.89		001431		668.89
05937	Enterprise FM Trust							
I-585916A-020426	Vehicle Maintenance	D	2/18/2026	22,159.94		001432		22,159.94
00124	ICMA RETIREMENT TRUST - 457							
I-021826	Deferred Comp	D	2/18/2026	3,224.41		001433		3,224.41
00128	INTERNAL REVENUE SERVICE							
I-FW021826	Federal Withholding	D	2/18/2026	44,648.32		001434		
I-MM021826	Medicare Withholding	D	2/18/2026	12,098.69		001434		
I-SS021826	SS Withholding	D	2/18/2026	51,732.42		001434		108,479.43

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00985	NATIONWIDE RETIREMENT SOLUTION Deferred Comp	D	2/18/2026	15,548.99		001435		15,548.99
00187	CALPERS Classic	D	2/18/2026	21,870.78		001436		
	I-PEPRA021826 PEPRA	D	2/18/2026	36,053.94		001436		57,924.72
00180	S.E.I.U. - LOCAL 721 SEIU 721 Cope	D	2/18/2026	12.50		001437		
	I-021826b Union Dues	D	2/18/2026	922.75		001437		935.25
00049	STATE OF CALIFORNIA CASDI Withholding	D	2/18/2026	3,808.12		001438		
	I-SW021826 State Withholding	D	2/18/2026	18,671.80		001438		22,479.92
05790	STATE OF OREGON State Withholding (OR)	D	2/18/2026	534.93		001439		
	I-OR021826b OR State Transit Tax	D	2/18/2026	7.77		001439		542.70
06069	Access VG, LLC Access Peks Enterprise - HR	R	2/11/2026	900.00		057712		900.00
02731	AED Superstore/Annuvia AED Subscription - SAFE	R	2/11/2026	260.00		057713		260.00
01325	Aflac Worldwide Headquarters Supplemental Insurance 01/26	R	2/11/2026	3,901.72		057714		3,901.72
00010	AIRGAS USA LLC Oxygen Industrial - PL	R	2/11/2026	126.23		057715		
	I-9168681575 Acetykube Industrial - TP	R	2/11/2026	84.63		057715		210.86
09569	ALLCABLE Fiber Converter & Meter Sm Lc	R	2/11/2026	180.26		057716		
	I-4052086 Fiber Converter - IT	R	2/11/2026	196.65		057716		376.91
03044	Amazon Capital Services UPS Battery Backup - FISH	R	2/11/2026	59.16		057717		
	I-1FlX-WQ4J-G37K Grid Notebook - O&M	R	2/11/2026	14.46		057717		
	I-1H1K-YTXC-F4FT Desktop Monitor - PL	R	2/11/2026	358.91		057717		
	I-1M6C-J33T-DJ13 1500VA UPS Battery Backup - MA	R	2/11/2026	203.76		057717		
	I-1P6N-YF79-GPM1 Fire Extinguisher - TP	R	2/11/2026	47.70		057717		
	I-1TF4-K6M4-GKML Hard Chair Mat - ADM	R	2/11/2026	82.57		057717		
	I-1XDD-4HH7-DTXG Circuit Breaker Finder Kit -IT	R	2/11/2026	70.56		057717		
	I-1XNL-1PCQ-FT6P Display Cable - EM	R	2/11/2026	15.42		057717		852.54

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
06060	Ameriflex							
I-INV948899	FSA Admin Fee	R	2/11/2026	92.40		057718		92.40
00014	AQUA-FLO SUPPLY							
I-SI2687105	Full-Port Ball Valve & Nipple	R	2/11/2026	46.04		057719		46.04
00840	AQUA-METRIC SALES COMPANY							
I-INV0112348	2" & 3/4" Meters & Strainer Ga	R	2/11/2026	53,481.51		057720		53,481.51
00030	B&R TOOL AND SUPPLY CO							
I-1901021737	Repair Freeze Machine - PL	R	2/11/2026	1,261.56		057721		
I-1901021739	Framing Square - PL	R	2/11/2026	57.52		057721		
I-1901021740	Tradesman Vise & Penetrating O	R	2/11/2026	821.79		057721		
I-1901021801	Cobalt Drill Bit & SC Drill 2	R	2/11/2026	271.31		057721		
I-1901021888	1 & 2 Gal Red Safety Can - PL	R	2/11/2026	312.82		057721		2,725.00
00679	BAKERSFIELD PIPE & SUPPLY INC							
I-S3277694.001	150 RF Slip on Flange & 90 Wel	R	2/11/2026	251.31		057722		
I-S3278372.001	Slip on Flange - PL	R	2/11/2026	102.60		057722		353.91
06338	CALIFORNIA STATE UNIVERSITY CH							
I-512200	Carrer & Intership Fair - WP	R	2/11/2026	275.00		057723		275.00
05712	Caterpillar Financial Services							
I-122925	001-70091674 - Payoff	R	2/11/2026	101.00		057724		101.00
03021	Central Communications							
I-000039-149-801	Call Center 01/25	R	2/11/2026	196.20		057725		196.20
00117	CERTEX USA, INC							
I-10829614-00	10',12',&6' Purple Endless	R	2/11/2026	244.00		057726		244.00
06468	Cintas Corporation No.3							
C-9356650478	Credit Adjustment - UT	R	2/11/2026	9.50CR		057727		
C-9356650482	Credit Adjustment - UT	R	2/11/2026	9.50CR		057727		
C-9356650485	CM Adjustment - UT	R	2/11/2026	10.80CR		057727		
I-4256071108	Uniform Pants - O&M	R	2/11/2026	137.03		057727		
I-4256820406	Uniform Pants - O&M	R	2/11/2026	137.03		057727		
I-5255318884	Uniform Pants - O&M	R	2/11/2026	137.03		057727		381.29
05774	CliftonLarsonAllen LLP							
I-L261059179	Audit Service FY24-25	R	2/11/2026	1,839.60		057728		1,839.60

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00511 I-020226	Community Memorial Health Cent Drug Screening - LCRA/TP	R	2/11/2026	110.00		057729		110.00
00062 I-9009-1065857 I-9009-1066227	CONSOLIDATED ELECTRICAL Armrdr Grd Clamp - EM AB 1769-ECR -1769-IA16 Fortres	R R	2/11/2026 2/11/2026	31.08 577.05		057730 057730		608.13
03864 I-020526	County of Ventura Resource Man Permit #AD26-0023	R	2/11/2026	193.00		057731		193.00
06462 C-7562b D-7562a I-7562	Creative Polymers, Inc Accrue Use Tax Accrue Use Tax Coating for WP	R R R	2/11/2026 2/11/2026 2/11/2026	112.88CR 112.88 1,356.00		057732 057732 057732		1,356.00
00079 I-250148051	DANIELS TIRE SERVICE Alignment Unit - 84	R	2/11/2026	304.08		057733		304.08
01764 I-DP2600491	DataProse, LLC UB Mailing 01/26	R	2/11/2026	5,212.41		057734		5,212.41
00740 I-10859911250 I-10861013522	DELL MARKETING L.P. Dell Pro Max Micro Desktop -TP Laptop, Tower & Monitor - ADM	R R	2/11/2026 2/11/2026	1,505.03 3,681.51		057735 057735		5,186.54
06008 I-324042	Docu Products Copier Usage - DO	R	2/11/2026	224.87		057736		224.87
00095 I-S100171082.004	FAMCON PIPE & SUPPLY 1"X36" Sample Station - PL	R	2/11/2026	2,416.34		057737		2,416.34
00093 I-9-167-02432	FEDERAL EXPRESS Shipping - LAB	R	2/11/2026	54.50		057738		54.50
00013 I-6041239	FERGUSON ENTERPRISES INC IPS Comp Coup & Flapper Chk Va	R	2/11/2026	74.60		057739		74.60
06424 I-IN-GS002721	GovSense, LLC Financial Implementation - ADM	R	2/11/2026	23,000.00		057740		23,000.00
00115 I-9787601930	GRAINGER, INC Lockers - TP	R	2/11/2026	3,594.54		057741		3,594.54

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02748	Hanna Instruments							
I-INC60218899-I	Pare pH/ORP Sensor - FISH	R	2/11/2026	611.30		057742		611.30
06464	Independent Concrete Cutting I							
I-109662	Expose Pipe on Amber Lane	R	2/11/2026	2,950.00		057743		2,950.00
02658	Liebert Cassidy Whitmore							
I-306101	Matter #CA182-00016	R	2/11/2026	1,170.00		057744		
I-306102	Matter #CA182-00001	R	2/11/2026	3,315.00		057744		4,485.00
00151	MEINERS OAKS ACE HARDWARE							
I-139009	Work Gloves, Lysol Spray & Cla	R	2/11/2026	59.86		057745		
I-139010	Cable Type C - PL	R	2/11/2026	12.68		057745		
I-139628	Hammer Bit, Bolts & Screws -PL	R	2/11/2026	22.81		057745		
I-139728	Hamer Bits & Drill Bits - PL	R	2/11/2026	34.60		057745		
I-139738	JB Epoxy, Bolts & Screws - PL	R	2/11/2026	73.37		057745		
I-140182	Sealant Silicon Ruber - MAINT	R	2/11/2026	11.70		057745		
I-140223	Market Umbrella - MAINT	R	2/11/2026	64.34		057745		
I-140224	Bolts & Screws - MAINT	R	2/11/2026	39.04		057745		
I-140248	AA & AAA Batteries - MAINT	R	2/11/2026	73.65		057745		
I-140528	Tape Measure & Powerwinder Tap	R	2/11/2026	87.03		057745		
I-140762	Brass Nipple & Pipe Cutter -UT	R	2/11/2026	195.22		057745		674.30
06445	National Traffic Designs Inc							
I-26-072	Traffic Control Plan - ENG	R	2/11/2026	260.00		057746		260.00
03508	NTT Industrial Supply, Inc.							
I-28361	12 Pcs Hookk & Pliers - PL	R	2/11/2026	133.21		057747		
I-28536	1/4 Series M QD Plug -TP	R	2/11/2026	7.80		057747		141.01
01570	Ojai Auto Supply							
I-636083	Windshield Washer Fluid - UT	R	2/11/2026	13.26		057748		13.26
00912	OJAI BUSINESS CENTER, INC							
I-20251403	Mailing - EM	R	2/11/2026	87.99		057749		87.99
00169	OJAI VALLEY SANITARY DISTRICT							
I-27838	Cust#20594	R	2/11/2026	352.78		057750		352.78
10072	PERMACOLOR, INC							
I-2601046	4" Spool Flg X Flg - ENG	R	2/11/2026	272.50		057751		272.50
00790	PROFORMA							
I-BI85016616A	Business Cards - ENG	R	2/11/2026	107.75		057752		107.75

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10042	PSR ENVIRONMENTAL SERVICE, INC							
I-20412	Gas Tank Inspection - DO	R	2/11/2026	275.00		057753		
I-20413	Gas Tank Inspection - LCRA	R	2/11/2026	275.00		057753		550.00
00788	QUINN COMPANY							
I-W0110115889	Service Repair Unit 242	R	2/11/2026	1,670.52		057754		1,670.52
06067	Scceswest, Inc							
I-1201202512312025	Heavy Equipment Rental 12/25	R	2/11/2026	29,232.00		057755		29,232.00
00215	SOUTHERN CALIFORNIA EDISON							
I-020426a	Acct#700598317666	R	2/11/2026	43.76		057756		
I-020426b	Acct#700030209177	R	2/11/2026	17,041.85		057756		
I-020426c	Acct#700028735181	R	2/11/2026	12,777.24		057756		
I-020426d	Acct#700009638309	R	2/11/2026	282.17		057756		30,145.02
00048	STATE OF CALIFORNIA							
I-020426	State Watyer Plan Payment	R	2/11/2026	333,706.00		057757		333,706.00
01959	The Wharf							
I-32469	Safety Boots - LCRA	R	2/11/2026	100.00		057758		
I-36894	Safety Boot - LCRA	R	2/11/2026	100.00		057758		200.00
00257	VENTURA RIVER WATER DISTRICT							
I-013026	Acct#5-37500A	R	2/11/2026	84.07		057759		84.07
00258	VENTURA STEEL, INC							
I-331396	10 GA 72" X 72" Sheet - PL	R	2/11/2026	778.64		057760		
I-331436	10 Ga H.R Sheet & HR Angle 20	R	2/11/2026	327.11		057760		1,105.75
09955	VENTURA WHOLESALE ELECTRIC							
I-353737	Dottie Nylon Conn - EM	R	2/11/2026	117.61		057761		117.61
00247	County of Ventura							
I-408404	Encroachment Permit PE26-0115	R	2/11/2026	430.00		057762		
I-408490	Encroachment Permit PE25-0923-	R	2/11/2026	250.00		057762		680.00
00250	COUNTY OF VENTURA							
I-IN0274776	CUPA Fees - #2 Pump Plan	R	2/11/2026	1,229.24		057763		1,229.24
01283	Verizon Wireless							
I-6135145021	Monthly Cell Charges - DO	R	2/11/2026	4,003.62		057764		
I-6135145315	Monhltly Cell Charges - LCRA	R	2/11/2026	272.08		057764		4,275.70

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02854	Water Works Engineers, LLC							
I-17592	VTA/CARP Intertie - ENG	R	2/11/2026	834.02		057765		
I-17593	Ven-SB Counties Design - ENG	R	2/11/2026	282.99		057765		
I-17594	Ven-SB Intertie - ENG	R	2/11/2026	205.98		057765		
I-17595	ENG Support V-SB Intertie	R	2/11/2026	26,966.97		057765		28,289.96
06471	Elaine Aguirre							
I-194158	Camping Cancellation - LCRA	R	2/18/2026	69.00		057766		69.00
00010	AIRGAS USA LLC							
I-5522536407	Gas Cylinder Rental - PL	R	2/18/2026	209.53		057767		
I-5522536457	Gas Cylinder Rental - PL	R	2/18/2026	134.42		057767		
I-9168607162	Depressed Wheel 5" & Brush -PL	R	2/18/2026	319.07		057767		663.02
05912	Aleshire & Wynder LLP							
I-103055	Matter #0001	R	2/18/2026	2,810.50		057768		2,810.50
03044	Amazon Capital Services							
I-11DT-V93W-QC3Y	Solvent Marking Paint -UT	R	2/18/2026	236.20		057769		
I-1D6J-PRPG-F9FM	Knee Pads - WP	R	2/18/2026	27.87		057769		
I-1FQW-N7GR-JKW7	Outdoor Furniture & Patio Gaze	R	2/18/2026	1,297.63		057769		
I-1JCH-6LP4-JN9H	Paper Towels - LCRA	R	2/18/2026	36.45		057769		
I-1M4Y-LFFJ-3KDL	Toner - WP	R	2/18/2026	58.07		057769		
I-1M4Y-LFFJ-3MX7	Bill Counter - LCRA	R	2/18/2026	1,675.34		057769		
I-1NN3-P6C9-PH9N	Office Supplies - LCRA	R	2/18/2026	92.70		057769		
I-1P7T-H46C-F6KY	12V 40 Amp Waterproof Relay	R	2/18/2026	17.91		057769		
I-1QX7-CLQ7-QWTN	Mower Mulch Plug - LCRA	R	2/18/2026	20.38		057769		
I-1TRQ-M4K9-67LW	Storage Cabinet & Mat - WP	R	2/18/2026	291.01		057769		
I-1VG6-GTQ7-LVNW	Solvent Marking Paint - UT	R	2/18/2026	68.52		057769		
I-1Y1P-F34K-KQDP	Thermal Paper Receipt - LCRA	R	2/18/2026	38.40		057769		3,860.48
00417	APPLIED INDUSTRIAL TECHNOLOGY							
I-7033870841	Pump/Motor Coupling - TP	R	2/18/2026	518.04		057770		518.04
00014	AQUA-FLO SUPPLY							
I-SI2687088	4" IPS Metal Bolted Coupling	R	2/18/2026	222.93		057771		
I-SI2687752	Liquid Filled Pressure Gauge	R	2/18/2026	68.65		057771		291.58
00840	AQUA-METRIC SALES COMPANY							
I-INV0112532	2" Meter & 6" OMNI Chamber O R	R	2/18/2026	6,153.54		057772		6,153.54
01703	ARNOLD LAROCHELLE MATTHEWS							
I-13823	Matter #5088-001	R	2/18/2026	4,128.00		057773		4,128.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01666	AT & T I-000024803743 Local, Regional, Long Distance	R	2/18/2026	664.10		057774		664.10
00018	AT & T MOBILITY I-287294256431X0226 Acct#287294256431	R	2/18/2026	732.37		057775		732.37
03429	AT&T I-3696872114 Acct#8310011246015	R	2/18/2026	2,229.77		057776		2,229.77
05033	Jimmy Beserra I-187586 Camping Cancellation - LCRA	R	2/18/2026	86.00		057777		86.00
06174	BFS Group of California LLC I-78578029-00 Playwood & Doug Fir - LCRA	R	2/18/2026	1,637.47		057778		1,637.47
01295	BSN CONSTRUCTION I-6141 Asphalt Work-Villanova Prj - E I-6143 Canal Road/SHoulder Repair -PL	R R	2/18/2026 2/18/2026	6,464.00 8,149.30		057779 057779		14,613.30
06463	CALIFORNIA HOSE, INC. I-1-52284 2" PVC Suction Hose - UT	R	2/18/2026	163.67		057780		163.67
06004	Catalina Paints I-OJ041023 Painting Supplies - LCRA I-OJ041052 Painting Supplies - LCRA	R R	2/18/2026 2/18/2026	88.30 149.83		057781 057781		238.13
06468	Cintas Corporation No.3 C-9358218037 Credit Adjustment - PL C-9359180579 Credit Adjustment - TP C-9359180590 Credit Adjustment - TP I-4257566740 Uniform Pants - O&M I-4258307960 Uniform Pants - O&M I-4259055847 Uniform Pants - O&M	R R R R R R R	2/18/2026 2/18/2026 2/18/2026 2/18/2026 2/18/2026 2/18/2026 2/18/2026	127.41CR 8.84CR 8.84CR 256.73 137.93 130.19		057782 057782 057782 057782 057782 057782 057782		379.76
02322	Coast Cart, Inc. I-30478 Enclosure 3 Side 54" Top - LCR	R	2/18/2026	481.55		057783		481.55
00062	CONSOLIDATED ELECTRICAL I-9009-1065854 Power Flex Card MM Well - EM I-9009-1066258 Yellow Wire - EM I-9009-1066321 Brady Lebles & Zip Ties 140'x1	R R R	2/18/2026 2/18/2026 2/18/2026	1,047.50 199.01 266.28		057784 057784 057784		1,512.79
00719	CORELOGIC INFORMATION SOLUTION I-82287461 Realquest Subscription	R	2/18/2026	137.50		057785		137.50

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
06420	D-Loe Equipment							
I-13409	Injector Replace Unit 84	R	2/18/2026	527.90		057786		
I-13410	Repair Unit 127	R	2/18/2026	615.33		057786		
I-13432	Smog Check - Unit 90	R	2/18/2026	150.00		057786		
I-13434	Smog Check Unit 99	R	2/18/2026	150.00		057786		1,443.23
06472	Dillon Daste							
I-00205249	Camping Cancellation - LCRA	R	2/18/2026	177.75		057787		177.75
05857	Data Weighing Systems, Inc							
I-350290	Load Cell Calibration - EM	R	2/18/2026	163.00		057788		163.00
00740	DELL MARKETING L.P.							
I-10861293075	Dell Pro Smart Dock - ADM	R	2/18/2026	259.00		057789		
I-10861499912	Dell Pro Max Desk Tops - LCRA	R	2/18/2026	4,687.63		057789		4,946.63
02544	Department of Justice							
I-024367	Fingerprinting - LCRA	R	2/18/2026	49.00		057790		49.00
00086	E.J. Harrison & Sons Inc							
I-020426	Acct#500546088	R	2/18/2026	3,601.01		057791		3,601.01
00086	E.J. Harrison & Sons Inc							
I-020426a	Acct#500766090	R	2/18/2026	546.75		057792		546.75
06108	EMCOR Service Mesa Energy							
I-911020068	AC Maintenance - LCRA	R	2/18/2026	3,141.50		057793		3,141.50
06475	Environmental Service Technolo							
I-106586	Post Testing for Mold - LCRA	R	2/18/2026	595.00		057794		595.00
00095	FAMCON PIPE & SUPPLY							
I-S100172129.001	Ball Valve, Ball AMS & Joint B	R	2/18/2026	7,944.76		057795		
I-S100172129.002	1" Ball AMS Cts Quck Jt - PL	R	2/18/2026	1,855.00		057795		
I-S100172234.002	Ball Valve, Corp Stop & Angle	R	2/18/2026	10,866.03		057795		
I-S100172242.002	Pipe K soft Cu & 4" Elbow Flan	R	2/18/2026	10,209.13		057795		
I-S100173288.001	2" Ball Valve & Ford Adapter F	R	2/18/2026	3,748.39		057795		34,623.31
00013	FERGUSON ENTERPRISES INC							
I-0068845	Smooth Jaw Wrch & Raptor Pro	R	2/18/2026	558.60		057796		
I-6044206	1-182 Ell & Tail & FW Valve Ac	R	2/18/2026	1,238.96		057796		1,797.56
00099	FGL ENVIRONMENTAL							
I-600677A	MM Well 03-N03 Blend-WQ 1/13	R	2/18/2026	318.00		057797		
I-600678A	Annual Reservoir Monitoring	R	2/18/2026	751.00		057797		1,069.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00596	HOME DEPOT I-9375094 Carr Bolt Zinc - LCRA	R	2/18/2026	135.07		057798		135.07
00125	IDEXX DISTRIBUTION CORP I-3193761989 Quanti Tray & Bacti Bottles -	R	2/18/2026	818.28		057799		818.28
00127	INDUSTRIAL BOLT & SUPPLY I-270592-1 Bit Hex Mach Hot Dip - PL	R	2/18/2026	200.42		057800		200.42
05799	Jack Henry & Associates Inc. I-5193561 RemitPlus Express - ADM	R	2/18/2026	250.00		057801		250.00
02396	Kemira Water Solutions, Inc. I-9017927666 Ferric Sulfate - TP	R	2/18/2026	7,642.66		057802		7,642.66
00667	Kennedy/Jenks Consultants, Inc I-185867 VSB CM Support - ENG	R	2/18/2026	43,048.25		057803		43,048.25
06473	Charles Kiskaden I-196671 Camping Cancellation - LCRA	R	2/18/2026	84.00		057804		84.00
06062	Kubota Credit Corporation, U.S I-012726 Utility Tractor - LCRA	R	2/18/2026	10,124.70		057805		10,124.70
00151	MEINERS OAKS ACE HARDWARE I-140095 Hose & Paint Marker - LCRA	R	2/18/2026	55.83		057806		
	I-140456 Potting Soil - TP	R	2/18/2026	26.79		057806		
	I-140483 Wire Wheel & Rstp Spry - MAINT	R	2/18/2026	27.30		057806		
	I-140508 Roller Frame Wire & Tray Liner	R	2/18/2026	33.11		057806		
	I-140561 Potting Soil & Paint Brush - T	R	2/18/2026	28.13		057806		
	I-140817 Gardener Valve & Pipe - TP	R	2/18/2026	31.48		057806		
	I-141004 Door Closer Grade - UT	R	2/18/2026	80.00		057806		
	I-141009 AA and 9V Batteries - EM	R	2/18/2026	34.04		057806		316.68
06359	Moorpark College, Oxnard Colle I-0002 Career Fair 2026 Registration	R	2/18/2026	60.00		057807		60.00
00165	OJAI LUMBER CO, INC I-2601-878812 Flat Steel Form Stake - LCRA	R	2/18/2026	208.92		057808		208.92
00169	OJAI VALLEY SANITARY DISTRICT I-27837 Cust#99991	R	2/18/2026	4,502.86		057809		4,502.86

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
03554 I-2381805	J. Harris Industrial Water Tre Water Softner Service - WP	R	2/18/2026	65.70		057810		65.70
00306 I-72024 I-72287	Rincon Consultants, Inc. V-SB Intertie Env Serv Dur Con Robles Maintenance Support	R R	2/18/2026 2/18/2026	4,202.25 4,045.25		057811 057811		8,247.50
06191 I-I7750 I-I7751	Standar Site Rentals Inc. RV Pumping - LCRA RV Pumping - LCRA	R R	2/18/2026 2/18/2026	550.00 550.00		057812 057812		1,100.00
06091 I-1634824	RedNova Labs, Inc. StorEDGE FMS/Website Pro	R	2/18/2026	183.71		057813		183.71
06474 I-187817	Patrick Thy Camping Cancellation - LCRA	R	2/18/2026	231.00		057814		231.00
00251 I-0007557730	VENTURA COUNTY STAR Public Notice - PR	R	2/18/2026	139.14		057815		139.14
00254 I-AJ111725-1	VENTURA LOCKSMITHS Lockout Service - Unit E03	R	2/18/2026	225.00		057816		225.00
06354 I-2026-256381-00	Vista Paint Corporation Paint - LCRA	R	2/18/2026	1,297.61		057817		1,297.61
06056 I-DEP021826 I-FSA021826	Ameriflex Dependant Care FSA Deductions	R R	2/18/2026 2/18/2026	865.38 1,855.00		057818 057818		2,720.38

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	107	724,940.94	0.00	724,940.94
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	14	248,838.23	0.00	248,838.23
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	

TOTAL ERRORS: 0

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
VENDOR SET: 01	BANK: AP	TOTALS:	NO 121	INVOICE AMOUNT 973,779.17	DISCOUNTS 0.00		CHECK AMOUNT 973,779.17	
BANK: AP	TOTALS:		121	973,779.17	0.00		973,779.17	
REPORT TOTALS:			121	973,779.17	0.00		973,779.17	

Adjudication Charge Fund Account

Publication of check register is in compliance with Section 53065.6 of the Government Code which requires the District to disclose reimbursements to employees and/or directors.

Adj. Checks: 000168-000171

Adj. Draft 001429

Voids:



Janyne Brown, Chief Financial Officer

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01703	ARNOLD LAROCHELLE MATTHEWS							
I-13863	Matter SB intertie Project	R	2/18/2026	3,040.00		000168		
I-13866	Matter #5088-016	R	2/18/2026	2,144.00		000168		5,184.00
05782	GSI Water Solutions, Inc							
I-00888.002-21	Technical Consulting Service	R	2/18/2026	12,882.77		000169		12,882.77
05744	Kear Groundwater							
I-3726	Expenses Related to ADJ	R	2/18/2026	7,783.38		000170		7,783.38
06426	LeBeau Thelen,LLP							
I-5	SB Channelkeeper Adj	R	2/18/2026	23,666.50		000171		23,666.50
05973	Mechanics Bank Credit Card							
I-012626m	Lunch - Adjudication Meeting	D	2/11/2026	34.80		001429		
I-012626n	Lunch - Adjudication Meeting	D	2/11/2026	94.87		001429		
I-012626o	Parking - Adjudication Meeting	D	2/11/2026	26.00		001429		
I-012626r	Lunch -Adjudication Meeting	D	2/11/2026	34.80		001429		190.47

* * T O T A L S * *

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	4	49,516.65	0.00	49,516.65
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	190.47	0.00	190.47
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: ADJ TOTALS:	5	49,707.12	0.00	49,707.12
BANK: ADJ TOTALS:	5	49,707.12	0.00	49,707.12
REPORT TOTALS:	5	49,707.12	0.00	49,707.12

Minutes of the
Casitas Municipal Water District
Board Meeting of
February 11, 2026

1. CALL TO ORDER

President Kaiser called the meeting to order at 5:00 p.m.

2. ROLL CALL

Directors Hajas, Cole, Brennan, Bergen, and Kaiser are present. Also present are GM Flood, EA Vieira, and Counsel McNulty.

3. PLEDGE OF ALLEGIANCE

Director Hajas led the pledge of allegiance.

4. AGENDA CONFIRMATION

GM Flood reported that there is no need to discuss closed session item 12.b.

5. PUBLIC COMMENTS - Presentation on District related items that are not on the agenda - three-minute limit.

None

6. CONSENT AGENDA

6.a Accounts Payable Report.
[Accounts Payable Report.pdf](#)

6.b Minutes of January 28, 2026 Board Meeting.
[1 28 2026 Min.pdf](#)

The Consent Agenda was offered by Director Cole, seconded by Director Bergen, and adopted by the following roll call vote:

AYES:	Directors:	Hajas, Cole, Brennan, Bergen, Kaiser
NOES:	Directors:	None
ABSENT:	Directors:	None

7. ACTION ITEMS

7.a Approve an easement agreement and easement from Old Creek Winery (APNs 035-0-100-315 & 035-0-100-345) for the purposes of the installation of Casitas MWD metering and the service apparatus in the amount of \$7,000.

On the motion of Director Brennan, seconded by Director Hajas, the above recommendation was approved by the following roll call vote:

AYES:	Directors:	Hajas, Cole, Brennan, Bergen, Kaiser
NOES:	Directors:	None
ABSENT:	Directors:	None

- 7.b Declare one 1983 Ingersoll Rand P-100 Air Compressor Surplus and Direct Staff to Dispose of Same.
[Board Memo - Surplus Air Compressor 021126.pdf](#)

On the motion of Director Brennan, seconded by Director Cole, the above recommendation was approved by the following roll call vote:

AYES:	Directors:	Hajas, Cole, Brennan, Bergen, Kaiser
NOES:	Directors:	None
ABSENT:	Directors:	None

8. INFORMATION ITEMS

- 8.a State Water Project Intertie Report.
[SWP Intertie Project Cost 1-31-26.pdf](#)
- 8.b Investment Report.
[Investment Report FY2026 January.pdf](#)
- 8.c Consumption Report.
[Consumption 2025-2026.pdf](#)

The Information items were received.

9. GENERAL MANAGER COMMENTS

GM Flood reported a larger than expected storm last night with over an inch of rain. As of 8:00 am the lake level is at 566.67, about four inches from spill. It appears that Sunday there will be another round of storms and we may be sending out final notices to the Bureau, Ventura County Watershed Protection District and Public postings in the papers of the spill occurring. GM Flood then mentioned that work is being done on the budgets with the expectation of it being reviewed by the Finance committee in April and to the Board in May.

10. BOARD OF DIRECTOR REPORTS ON MEETINGS ATTENDED

None

11. BOARD OF DIRECTOR COMMENTS PER GOVERNMENT CODE SECTION 54954.2(a).

None

President Kaiser moved the meeting to closed session on item 12.a at 5:13 pm with item 12.b being removed from the agenda.

12. CLOSED SESSION

12.a CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code Section 54956.9(d)(1). Santa Barbara Channelkeeper v. State Water Resources Control Board, City of San Buenaventura, et al, and City of San Buenaventura v. Duncan Abbott, et al, Cross Complaint Superior Court of the State of California, County of Los Angeles, Case No. 19ATCP01176.

12.b CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code section 54957.6

Agency Designated Representative: Colin Tanner and Diana Impeartrice
Employee Organization: Supervisory and Professional, General Unit and
Recreation Unit.

President Kaiser moved the meeting back into open session at 5:39 p.m. with Mr. McNulty stating the board met in closed session and no action was taken.

13. ADJOURNMENT

President Kaiser adjourned the meeting at 5:40 p.m.

Brian Brennan, Secretary

**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

TO: BOARD OF DIRECTORS
FROM: MICHAEL FLOOD, GENERAL MANAGER
SUBJECT: CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO ACQUIRE PROPERTY BY EMINENT DOMAIN FOR A PORTION OF PARCEL NO. 008-0-160-415
DATE: FEBRUARY 25, 2026

RECOMMENDATION:

- Consider Adoption of Resolution of Necessity to Acquire Property by Eminent Domain for a Portion of Parcel No. 008-0-160-415

BACKGROUND:

The Del Mar Pump Plant is proposed to be located on a portion of Assessor's Parcel No. 008-0-160-415, located at 9500 Rincon Creek Road and owned by the Barnard Family Trust.

Casitas staff have communicated about the project to the property owners since at least January 2022. The proposed purchase is approximately 30,038 square feet, or 0.69 acres. The entire parcel is approximately 14.88 acres.

Casitas, with the assistance of the professional right of way services firm of Hamner Jewell & Associates, has offered by letter dated October 29, 2025, to purchase the Property and has reached out to the property owner representatives since. To date, efforts by the District to obtain voluntary acceptance of the District's purchase of the needed Property have been unsuccessful.

At their meeting of January 29, 2026, the Board set a hearing date of February 25, 2026, to consider a Resolution of Necessity to Acquire Property by Eminent Domain. The Resolution is attached hereto. A Notice of Hearing Regarding Intent of the Board of Directors of the Casitas Municipal Water District to Consider Adoption of a Resolution of Necessity to acquire Property by Eminent Domain was sent on January 30, 2026, via regular mail to the property owner and via email to the property owner and their attorney. A letter was received from the attorney (attached) indicating their desire to be heard and intent to appear at the hearing.

Attachments:

- Resolution of Necessity to Acquire Property by Eminent Domain for a Portion of Parcel No. 008-0-160-415
- Attorney Response letter dated February 5, 2026

CASITAS MUNICIPAL WATER DISTRICT

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CASITAS MUNICIPAL WATER DISTRICT FINDING AND DETERMINING THAT THE PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN PROPERTY FOR PUBLIC PURPOSES

WHEREAS, the Board of Directors has determined that the Casitas Municipal Water District (“District”) needs to acquire certain property interests in connection with the construction of a pump station and related facilities in conjunction with the Ventura-Santa Barbara Counties Intertie Project (“Project”).

WHEREAS, pursuant to Section 7267.2 of the California Government Code, on October 29, 2025, the District sent a written offer or letter of intent to purchase the subject property to the owners of record, Randolph and Margaret Barnard, Trustees of the Barnard Family Trust, offering the owners of record \$88,034.00 as just compensation for the interests in real property;

WHEREAS, pursuant to Section 7267.2(a) of the California Government Code, the District provided just compensation for the property by offering the purchase price of \$88,034.00 to the owner of record, as determined by a detailed cost analysis and appraisal by Hoffman, Vance and Worthington, Inc; and

WHEREAS, pursuant to Section 7267.2(b) of the California Government Code and Section 1263 et seq. of the Code of Civil Procedure, the District included the calculations and narrative explanation supporting the appraisal by Hoffman, Vance and Worthington, Inc., which stated that \$88,034.00 is the fair market value of the property based on the highest and best use, as determined by the comparable purchase prices of nearby properties, an analysis of the existing encumbrances on the property, and the overall economics of the area.

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors, by vote of two-thirds of its members, **FINDS, DETERMINES, DECLARES, AND RESOLVES** the following:

1. The District intends to construct a pump station and related facilities in conjunction with the Ventura-Santa Barbara Water Interconnection Project.
2. To complete construction, the District must acquire the below interests in real property:
 - a. The conveyance of a total of 30,038 square feet in fee. The certain property to be conveyed is more particularly described in Exhibit “A” and depicted in Exhibit “C”, attached hereto and incorporated herein by reference located within the City of Ventura, County of Ventura, State of California.
 - b. A 6,357 square foot temporary construction easement (“TCE”) for the purposes of facilitating construction of District facilities and improvements (“District

Facilities”), including the right to place equipment and vehicles, pile earth thereon, and utilize said Temporary Construction Easement for all other related activities and purposes in, on, over, under, through, and across that certain portion of the Real Property which is described and depicted in Exhibits “B” and “C” and attached hereto and incorporated by reference herein located within the City of Ventura, County of Ventura, State of California.

Said TCE shall commence fifteen (15) days after issuance by the District of a Notice of Commencement of Construction, which shall be issued to Grantor and shall automatically terminate upon completion of construction of District Facilities and restoration of the TCE area, or one (1) year after the effective date of the Notice of Commencement of Construction, whichever occurs first; however, District shall have the right to extend the Temporary Construction Easement term in additional three (3) month increments if District determines that additional time beyond the one year period is necessary for construction completion. In such case, District shall have the unilateral right to extend the TCE for a period through construction completion and agrees to compensate Grantor **\$456** for each three-month extension term exercised. Payment for any such extension(s) shall be paid by District to Grantor concurrent with District’s written notice to Grantor of District’s intent to exercise such extension provisions. In any event, this TCE shall terminate on or before December 31, 2027.

Said TCE allows the District, its successors and assigns, an easement for ingress, egress and construction purposes, including but not limited to the use of the easement by Grantee and its officers, employees, agents, contractors and subcontractors (collectively “Authorized Personnel”), for necessary uses in connection with the Project. This easement shall include, without limitation, the right and privilege of Authorized Personnel to (i) use, control, and occupy the Property in order to perform all activities as may be necessary for the construction of roadway improvements; (ii) have access to, ingress to, and egress from the Property; (iii) use and temporarily place, store, and operate tools, equipment, machinery, and materials on and within the Property; (iv) trim, cut, or clear away any trees, brush, or other vegetation or flora within the Property Area. Hereinafter, items (i)-(iv) shall be collectively referred to herein as the “Work.” During the term of the easement, the owner of the Larger Parcel shall be permitted to access and use the Property to the extent such access and use does not interfere with use of the Property by Authorized Personnel for the Work. The District will at all times during the term of the easement allow the owner of the Larger Parcel to have and maintain reasonable access to and from the Larger Parcel.

At the expiration of the temporary construction easement, the District will restore or have restored the temporary construction easement area as reasonably as possible to the pre-existing condition or to a condition mutually agreed upon within a reasonable time. The District, however, shall not be required to restore vegetation to the pre-existing condition. Upon completion of the Work, the District will cause

all of the equipment, materials, tools, trash, and debris to be removed from the TCE area.

3. The property interests herein described are a portion of the larger parcel located at 4454 Casitas Pass Road, Ventura, California 93001 and known by accessor parcel number 008-0-160-415 (“Larger Parcel”).
4. These property interests are necessary for the completion of the Project. The District is authorized to acquire the property interests by eminent domain for the public use set forth herein in accordance with the California Constitution, Article 1, Section 19; the California Eminent Domain Law, Code of Civil Procedure Section 1230.010 et seq., including, but not limited to, sections 1240.010 through 1240.050 inclusive, and sections 1240.110, 1240.120, 1240.220, 1240.320, 1240.330, 1240.350, 1240.410, 1240.510, 1240.610, 1240.650; Government Code Sections 25350.5, 38730, 40404, and other provisions of law.
5. At their meeting of January 29, 2026, the Board set a hearing date of February 25, 2026, to consider a Resolution of Necessity to Acquire Property by Eminent Domain. A Notice of Hearing Regarding Intent of the Board of Directors of the Casitas Municipal Water District to Consider Adoption of a Resolution of Necessity to acquire Property by Eminent Domain was sent on January 30, 2026, via regular mail to the property owner and via email to the property owner and their attorney. The Notice of Hearing advised the persons of their right to be heard on the matters referred to in the Notice of Hearing on the date and at the time and place stated.
6. The hearing referenced in the Notice of Hearing was held on February 25, 2026, at the time and place stated in the Notice of Hearing. All interested parties were given an opportunity to be heard. The hearing was then closed.
7. Based upon the evidence presented in the staff report and materials provided to the Board, and evidence and testimony presented at the hearing, the Board of Directors of the Casitas Municipal Water District **FINDS, DETERMINES, DECLARES, AND RESOLVES** each of the following:
 - a. The public interest and necessity require the proposed Project;
 - b. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
 - c. The interest in property sought to be acquired by eminent domain is necessary for the proposed Project;
 - d. The offer to purchase required by California Government Code Section 7267.2 was made to the owners of the Property Interests.
 - e. The necessary notice of hearing on this Resolution has been given, as required by Code of Civil Procedure section 1245.235;

- f. The District has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain to acquire the property described herein, as well as any other matter regarding the right to take said property by eminent domain, including but not limited to, making the offer required by Government Code Section 7267.2(a); and
 - g. The District has fully complied with all provisions of the California Environmental Quality Act for the Project.
8. Under direction of the General Counsel, the General Manager is hereby authorized to acquire in the name of the District the property interests described in this Resolution in accordance with the provisions of California Eminent Domain Law, to commence an action in eminent domain, to deposit the probable amount of compensation with the State Treasury, to apply to the Superior Court for an order permitting the District to take immediate possession and make immediate use of the property for the Project, and to take all necessary steps to acquire the property under the law.
9. This Resolution shall be effective immediately upon its adoption. The District Clerk shall certify the adoption of this Resolution and certify this record to be a full true, correct copy of the action taken.

PASSED, APPROVED, AND ADOPTED this 25th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

I HEREBY CERTIFY that the foregoing resolution was duly and regularly introduced, passed and adopted by the vote of two-thirds or more of the Board of Directors of the Casitas Municipal Water District, California, at a meeting of said Board of Directors on the date indicated.

Dated:

District Clerk

EXHIBIT A
LEGAL DESCRIPTION
FEE SIMPLE

That portion of Parcel 1 as shown in Book 08, page 44 of Record of Surveys in the Office of the County Recorder, County of Ventura, State of California, described as follows,

- 1) Beginning at the southeast corner of said Parcel 1; thence along the easterly line North 32°59'12" East 225.88 feet (cited as South 32°08'00" West on said Record of Survey); thence
- 2) North 57°00'48" West 116.93 feet; thence,
- 3) South 32°59'12" West 287.90 feet to the southerly line of said Parcel 1; thence along the following two courses of said Parcel 1,
- 4) South 84°57'18" East 132.36 feet, to the Point of Beginning.

30,038 Square Feet

APN # 008-0-160-415

Prepared by;
William L. Meagher
LS 56948



**William L
Meagher**

Digitally signed by William L Meagher
DN: cn=William L Meagher, o=WM
Surveys Inc., ou=WM Surveys Inc.,
email=William.M@WMSurveysInc.com,
c=US
Date: 2025.10.14 09:11:35 -07'00'

EXHIBIT B

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

That portion of Parcel 1 as shown in Book 08, page 44 of Record of Surveys in the Office of the County Recorder, County of Ventura, State of California, described as follows,

- 1) Beginning at the southeast corner of said Parcel 1; thence along the easterly line North 32°59'12" East 240.88 feet (cited as South 32°08'00" West on said Record of Survey); thence,
- 2) North 57°00'48" West 131.93 feet; thence,
- 3) South 32°59'12" West 310.85 feet to the southerly line of said Parcel 1; thence along said southerly line of said Parcel 1,
- 4) South 57°00'48" 204.50 feet to the easterly line of said Parcel 1 and the point of beginning.

Except therefrom;

- 1) Beginning at the southeast corner of said Parcel 1; thence along the easterly line North 32°59'12" East 225.88 feet (cited as South 32°08'00" West on said Record of Survey); thence
- 2) North 57°00'48" West 116.93 feet; thence,
- 3) South 32°59'12" West 287.90 feet to the southerly line of said Parcel 1; thence along the following two courses of said Parcel 1,
- 4) South 84°57'18" East 132.36 feet, to the Point of Beginning.

6,357 Square Feet

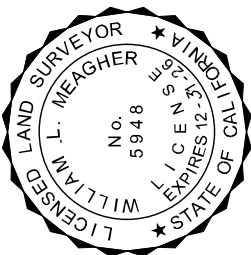
APN # 008-0-160-415

Prepared by;
William L. Meagher
LS 56948

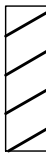


**William L
Meagher**

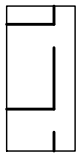
Digitally signed by William L Meagher
DN: cn=William L Meagher, o=WM
Surveys Inc., ou=WM Surveys Inc.,
email=William.M@WMSurveysInc.com
, c=US
Date: 2025.10.14 09:12:03 -07'00'



LEGEND



FEE SIMPLE



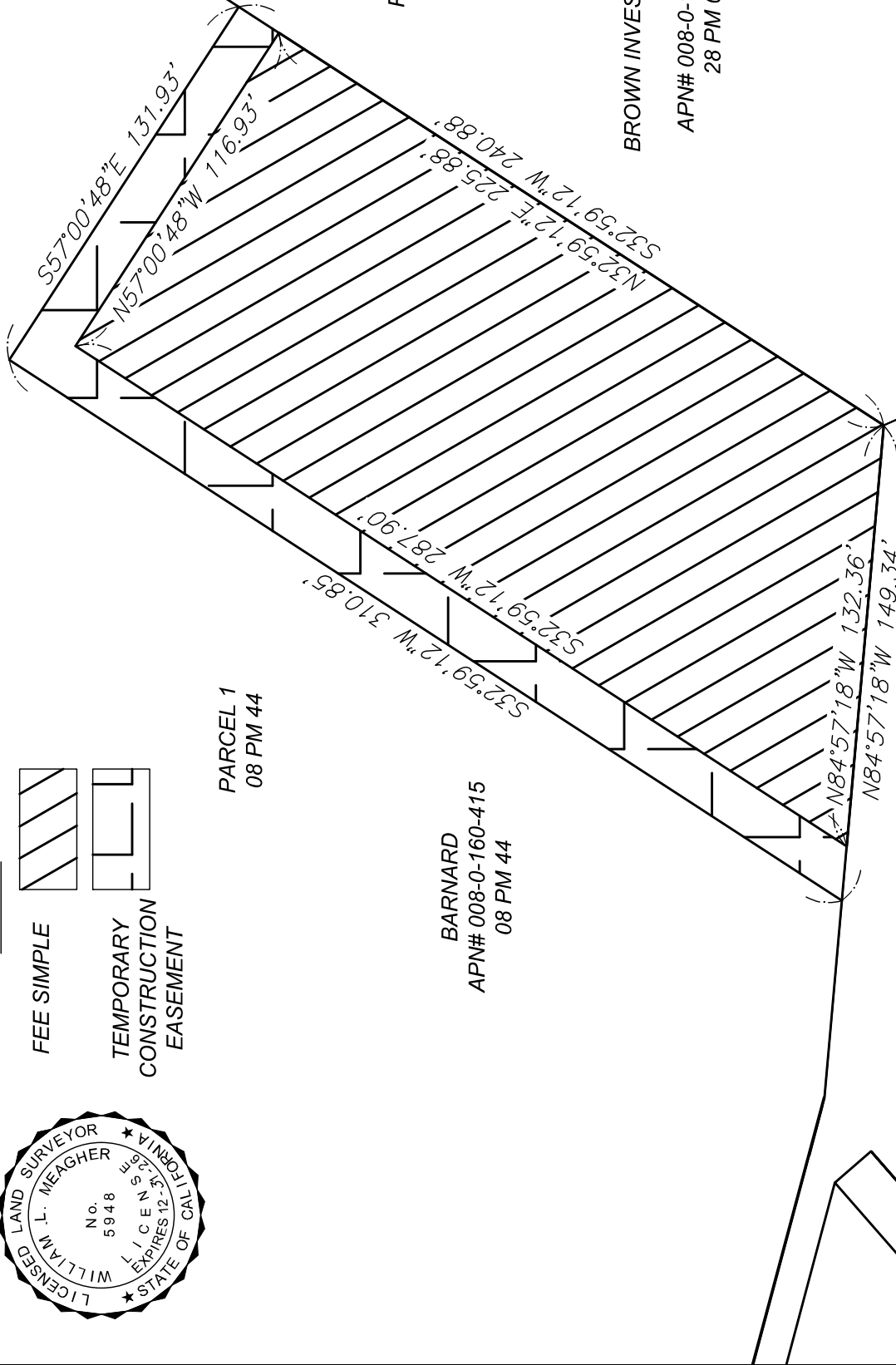
TEMPORARY
CONSTRUCTION
EASEMENT

PARCEL 1
08 PM 44

BARNARD
APN# 008-0-160-415
08 PM 44

PARCEL B
28 PM 09

BROWN INVESTMENTS
APN# 008-0-160-365
28 PM 09



FEE SIMPLE
and
TEMPORARY CONSTRUCTION
EASEMENT

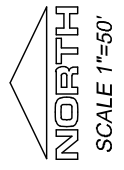


EXHIBIT C

<p>WM SURVEYS INC. W.L. Meagher 2747 Sherwin Ave. #12 Ventura, Ca. 93003 (805) 677-4850</p>	<p>BARNARD APN# 008-0-160-415 08 PM 44</p>	<p>SHEET: 1 OF 1</p>
<p>JOB No.: B21052</p>	<p>DRAWN BY: WM</p>	<p>32</p>



PRICE, POSTEL & PARMA LLP

Counsellors at Law

200 East Carrillo Street, Suite 400
Santa Barbara, CA 93101-2190

Mailing Address: P.O. Box 99
Santa Barbara, CA 93102-0099

www.ppplaw.com

Ph (805) 962-0011 Fax (805) 965-3978

E-mail: taa@ppplaw.com

Mark S. Manion
Timothy E. Metzinger
Shereef Moharram
Craig A. Parton
Hana Princip
Paul A. Roberts
Ian M. Shane
Lina F. Somait
Peter D. Slaughter
Jeremy D. Stone
Jeff Tchakarov
David W. Van Horne
C.E. Chip Wullbrandt

Todd A. Amspoker
Cory T. Baker
Kristen M. R. Blabey
Shannon D. Boyd
Melissa J. Fassett
Ian M. Fisher
Arthur R. Gaudi
Cameron Goodman
Christopher E. Haskell
James H. Hurley, Jr.
Eric P. Hvolbøll
Kristin M. King

Our File Number:
20482-2

February 5, 2026

VIA U.S. MAIL

Rebekah Vieira
Clerk to the Casitas
Municipal Water District
1055 Ventura Avenue
Oak View, CA 93022

Re: Casitas Municipal Water District – Ventura-Santa Barbara Counties Intertie

Dear Ms. Vieira:

This firm represents Randolph and Margaret Barnard, Trustees of the Barnard Family Trust U/D/T dated August 11, 1986. We are in receipt of your letter dated January 29, 2026 addressed to our client. Our clients are the trustees of the trust that owns Parcel No. 008-0-160-415 at 9500 Rincon Creek Road Carpinteria, CA 93013.

The intent of this correspondence is to inform you of our client’s desire to be heard and our intent to appear at the hearing on the adoption of the resolution of necessity scheduled for February 25, 2026 at 5:00 p.m.

Very truly yours,

Todd A. Amspoker
for PRICE, POSTEL & PARMA LLP

TAA:TH

**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

TO: BOARD OF DIRECTORS
FROM: MICHAEL FLOOD, GENERAL MANAGER
SUBJECT: SET A HEARING REGARDING INTENT OF THE BOARD OF DIRECTORS OF THE CASITAS MUNICIPAL WATER DISTRICT TO CONSIDER ADOPTION OF NECESSITY TO ACQUIRE PROPERTY BY EMINENT DOMAIN
DATE: FEBRUARY 25, 2026

RECOMMENDATION:

- Set a Hearing Regarding Intent of the Board of Directors of Casitas Municipal Water District to Consider Adoption of Necessity to Acquire Property by Eminent Domain for a Portion of Parcel No. 008-0-190-105 for March 25, 2026.

BACKGROUND:

The Red Mountain Pump Plant is proposed to be located on a portion of Assessor's Parcel No. 008-0-190-105, located at 4454 Casitas Pass Road and owned by Margaret L. Morgan and George L. Morgan.

Casitas, with the assistance of the professional right of way services firm of Hamner Jewell & Associates, has offered by letter dated December 30, 2025, to purchase the Property and has been in contact with property owner representatives since. To date, efforts by the District to obtain voluntary acceptance of the District's purchase of the needed Property have been unsuccessful.

The attached Notice of Hearing Regarding Intent of the Board of Directors of Casitas Municipal Water District to Consider Adoption of Necessity to Acquire Property by Eminent Domain will be sent to the property owner.

Attachments: Notice of Hearing Regarding Intent of the Board of Directors of Casitas Municipal Water District to Consider Adoption of Necessity to Acquire Property by Eminent Domain



February 26, 2026

VIA FIRST CLASS MAIL AND EMAIL
delmarplastics@msn.com
glb@caledlaw.com

**To: Margaret L. Morgan and George L. Morgan
C/O Del Mar Plastics
2211 Statham Blvd
Oxnard CA 93033**

**Glenn L. Block, Esq
California Eminent Domain Law Group
3429 Ocean View Blvd, Suite L
Glendale CA 91208**

SUBJECT: Casitas Municipal Water District – Ventura-Santa Barbara Counties Intertie

PARCEL No. 008-0-190-105

OWNER: Margaret L. Morgan and George L. Morgan

LOCATION: 4454 Casitas Pass Road, Ventura, California 93001

**NOTICE OF HEARING REGARDING INTENT OF THE BOARD OF DIRECTORS OF
THE CASITAS MUNICIPAL WATER DISTRICT TO CONSIDER THE ADOPTION OF
A RESOLUTION OF NECESSITY TO ACQUIRE PROPERTY BY EMINENT DOMAIN**

YOU ARE HEREBY NOTIFIED, pursuant to Code of Civil Procedure Section 1230.010 *et seq.*, that the Board of Directors for the Casitas Municipal Water District (“District”) intends to consider the adoption of a Resolution of Necessity to acquire the property and temporary construction easement as described and depicted in Exhibit “A” attached to this notice by eminent domain (“Property”):

The hearing will be held on **March 25, 2026, at 5:00 p.m.**, or as soon thereafter as the District can hear said matter, at the District Office located at **1055 Ventura Avenue, Oak View, CA 93022**. If the resolution is adopted at this meeting, it will authorize the District to acquire the Property for construction of a pump station and related facilities as part of the District’s Ventura-Santa Barbara Counties Intertie (“Project”).

As the representatives of a person claiming or having an interest in and to the Property, you are hereby notified that you have a right to appear and be heard at said hearing on the following

matters and issues, and to have the District give judicious consideration to your testimony prior to deciding whether or not to adopt the proposed Resolution of Necessity:

- a. Whether the public interest, convenience and necessity require the proposed Project;
- b. Whether the proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- c. Whether the Property and easement are necessary for the proposed Project;
- d. Whether the offer required by Government Code section 7267.2(a), together with the accompanying statement and summary of the basis for the amount established as just compensation, was actually made to you and whether said offer and statement/summary were in a form and contained all of the factual information required by Government Code section 7267.2(a).
- e. Whether the District has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain (the “right to take”) to acquire the Permanent Easement described herein, as well as any other matter regarding the right to take the Property by eminent domain; and
- f. Whether the District has statutory authority to acquire the Permanent Easement by eminent domain.

The statutes that authorize the District to acquire the Property by eminent domain for this Project are California Water Code Sections 71693 and 71694.

The District, with the assistance of the professional right of way services firm of Hamner Jewell & Associates, has offered by letter dated October 29, 2025, to purchase the Property and has been in contact with property owner representatives since. To date, efforts by the District to obtain your voluntary acceptance of the District’s purchase of the needed Property have been unsuccessful.

If you desire to be heard, you **MUST FILE A WRITTEN REQUEST** within fifteen (15) days following the mailing of this Notice by filing and delivering a written request indicating your intent to appear and be heard to **Rebekah Vieira, Clerk to the Casitas Municipal Water District, 1055 Ventura Avenue, Oak View, CA 93022**. Should you elect to mail your request to the clerk of the District, it must be actually received by the clerk for filing within fifteen (15) days after this Notice was mailed. California Code of Civil Procedure Section 1245.235(b)(3) provides that “failure to file a written request to appear and be heard within fifteen (15) days after the Notice was mailed will result in waiver of the right to appear and be heard” on the above matters and issues that are the subject of the hearing.

If you elect not to appear and not to be heard, your nonappearance will not be a waiver of your right to claim greater compensation in a court of law. The amount paid for the Property will not

be considered by the Board of Directors at this hearing. This Notice is not intended to foreclose future negotiations between you and the representatives of the District on the amount of compensation to be paid for the Property.

If you elect not to appear and be heard, your failure to appear will be a waiver of your right to later challenge the right of the District to take the Property by eminent domain.

If the District elects to adopt the Resolution of Necessity, then within six months of the adoption, the District will commence eminent domain proceedings in Superior Court. In that proceeding, the Court will determine the amount of compensation to which you are entitled.

If you have any questions, please call me at 805.649.2251 or Dennis P. McNulty, District Legal Counsel at 805-988-9886.

Sincerely,

Casitas Municipal Water District

By: _____
Michael Flood, General Manager

Enc: Legal Description and Depiction of Property

EXHIBIT A

BEING A PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTY-THREE (33) IN TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-FOUR (24) WEST, S.B.B. & M. IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER OFFICIAL PLAT OF THE SURVEY OF SAID LANDS RETURNED TO THE GENRAL LAND OFFICE BY THE SURVEYOR GENERAL AS SHOWN ON THAT CERTAIN GRANT DEED FILED FOR RECORD JULY 09, 2015 AS DOCUMENT NUMBER 2015-00104475 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/2" OPEN IRON PIPE, ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 33 AND SAID GRANT DEED SOUTH 01°09'12" WEST, 681.10 FEET TO A POINT ON SAID EASTERLY LINE;

THENCE LEAVING SAID EASTERLY LINE AT A RIGHT ANGLE, NORTH 88°50'48" WEST, 47.83 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID POINT OF BEGINNING, SOUTH 09°07'12" WEST, 48.17 FEET;

THENCE NORTH 80°52'48" WEST, 73.75 FEET;

THENCE SOUTH 69°20'23" WEST, 33.83 FEET;

THENCE NORTH 80°52'48" WEST, 31.62 FEET;

THENCE NORTH 09°07'12" EAST, 64.97 FEET;

THENCE SOUTH 80°52'48" EAST, 134.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,267 SQUARE FEET, MORE OR LESS.

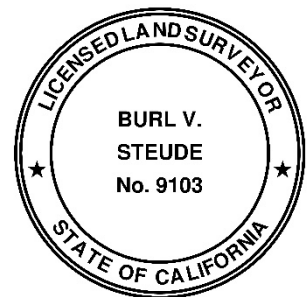
BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (EPOCH 2017.50). DISTANCES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE COMBINED GRID FACTOR OF 0.99991084.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

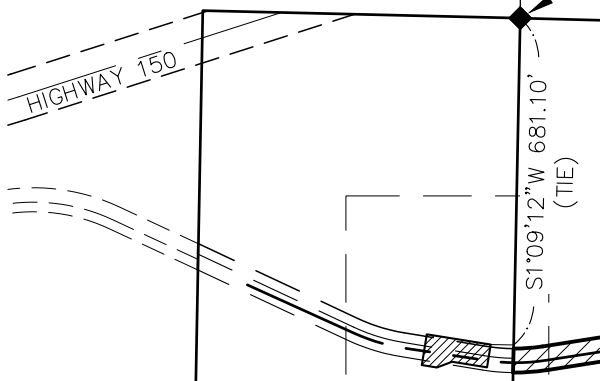
END DESCRIPTION

PREPARED BY:

BURL V. STEUDE, LS 9103
NOVEMBER 20, 2025



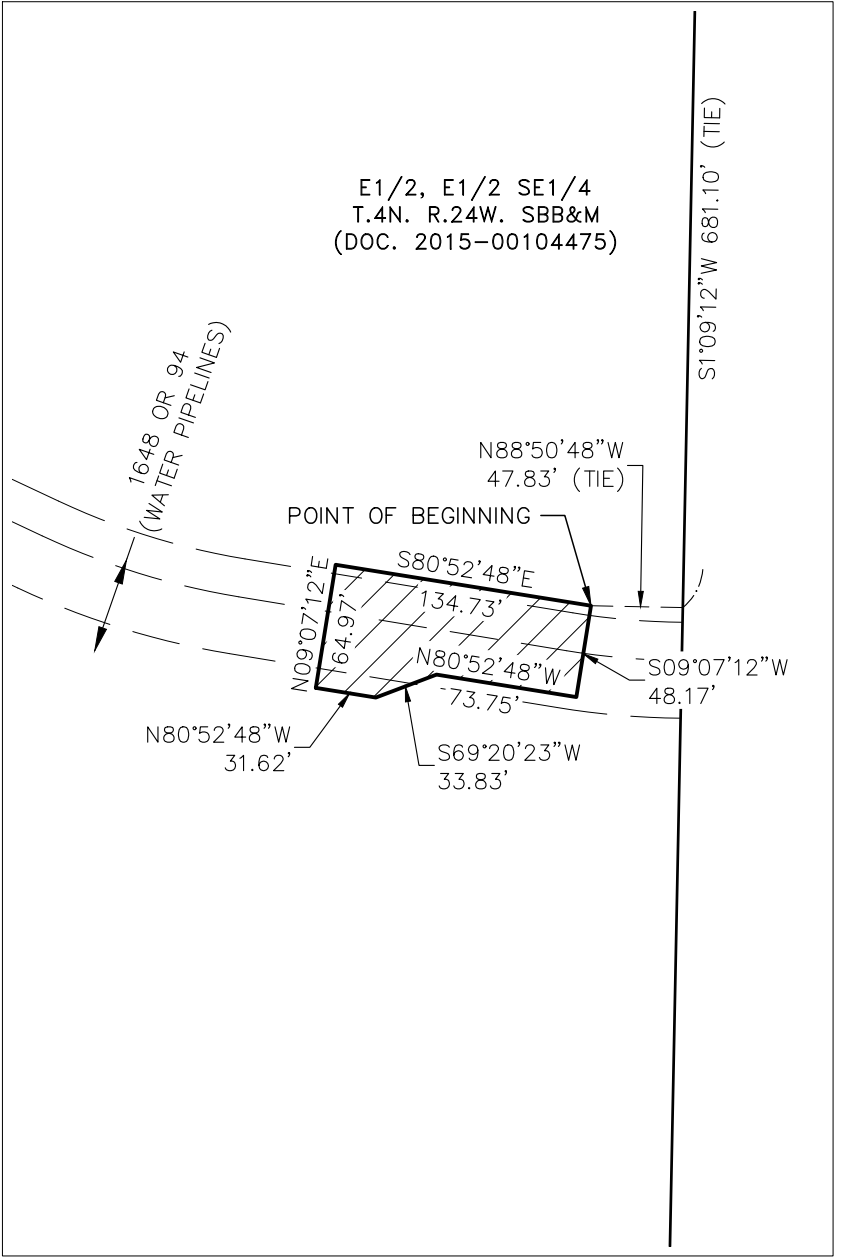
POINT OF COMMENCEMENT
 FD 1-1/2" IRON PIPE ACCEPTED
 AS E 1/4 COR. SEC 33



SEE DETAIL
 (THIS SHEET)

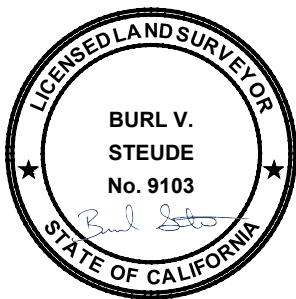
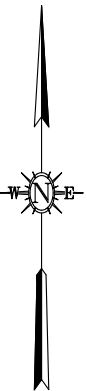
E1/2, E1/2 SE1/4
 T.4N. R.24W. SBB&M
 (DOC. 2015-00104475)

E1/2, E1/2 SE1/4
 T.4N. R.24W. SBB&M
 (DOC. 2015-00104475)



1648 OR 94
 (WATER PIPELINES)

OVERALL VIEW
 SCALE: 1" = 400'



DETAIL
 SCALE: 1" = 100'

EXHIBIT "B"

PROJECT # SU240431EX0001



1 INCH = 100 FEET



RED MOUNTAIN PUMP STATION
 APN: 008-0-190-105
 4454 CASITAS PASS
 VENTURA, CA

DRAWN BY: RBP

SCALE: AS NOTED **39**

EXHIBIT A
(ACCESS EASEMENT)

A STRIP OF LAND 20 FEET IN WIDTH, BEING A PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTY-THREE (33) IN TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-FOUR (24) WEST, S.B.B. & M. IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER OFFICIAL PLAT OF THE SURVEY OF SAID LANDS RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR GENERAL AS SHOWN ON THAT CERTAIN GRANT DEED FILED FOR RECORD JULY 09, 2015 AS DOCUMENT NUMBER 2015-00104475 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/2" OPEN IRON PIPE, ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 33 AND SAID GRANT DEED NORTH 88°39'17" WEST, 345.18 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 150;

THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 72°12'39" WEST, 315.58 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID POINT OF BEGINNING AND SOUTHEASTERLY LINE, SOUTH 20°14'25" EAST, 52.38 FEET;

THENCE ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 21°35'08", AN ARC LENGTH OF 18.84 FEET;

THENCE SOUTH 01°20'43" WEST, 94.35 FEET;

THENCE ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 12°32'20", FOR AN ARC DISTANCE OF 65.65 FEET;

THENCE SOUTH 11°11'37" EAST, 106.14 FEET;

THENCE ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 49°00'25", FOR AN ARC DISTANCE OF 213.83 FEET;

THENCE SOUTH 60°12'02" EAST, 85.00 FEET;

THENCE ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 8°34'42", FOR AN ARC DISTANCE OF 59.89 FEET;

THENCE SOUTH 68°46'44" EAST, 65.46 FEET;

THENCE ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 12°06'04", FOR AN ARC DISTANCE OF 84.48 FEET;

THENCE SOUTH 80°52'48" EAST, 7.60 FEET TO THE **POINT OF TERMINATION**.

CONTAINING AN AREA OF 17,073 SQUARE FEET, MORE OR LESS.


THE NORTHERLY SIDELINES TO BE LENGTHEND OR SHORTENED AS TO TERMINATE AT THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 150.

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (EPOCH 2017.50). DISTANCES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE COMBINED GRID FACTOR OF 0.99991084.

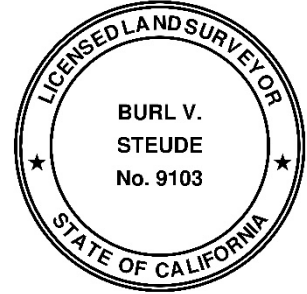
EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

END DESCRIPTION

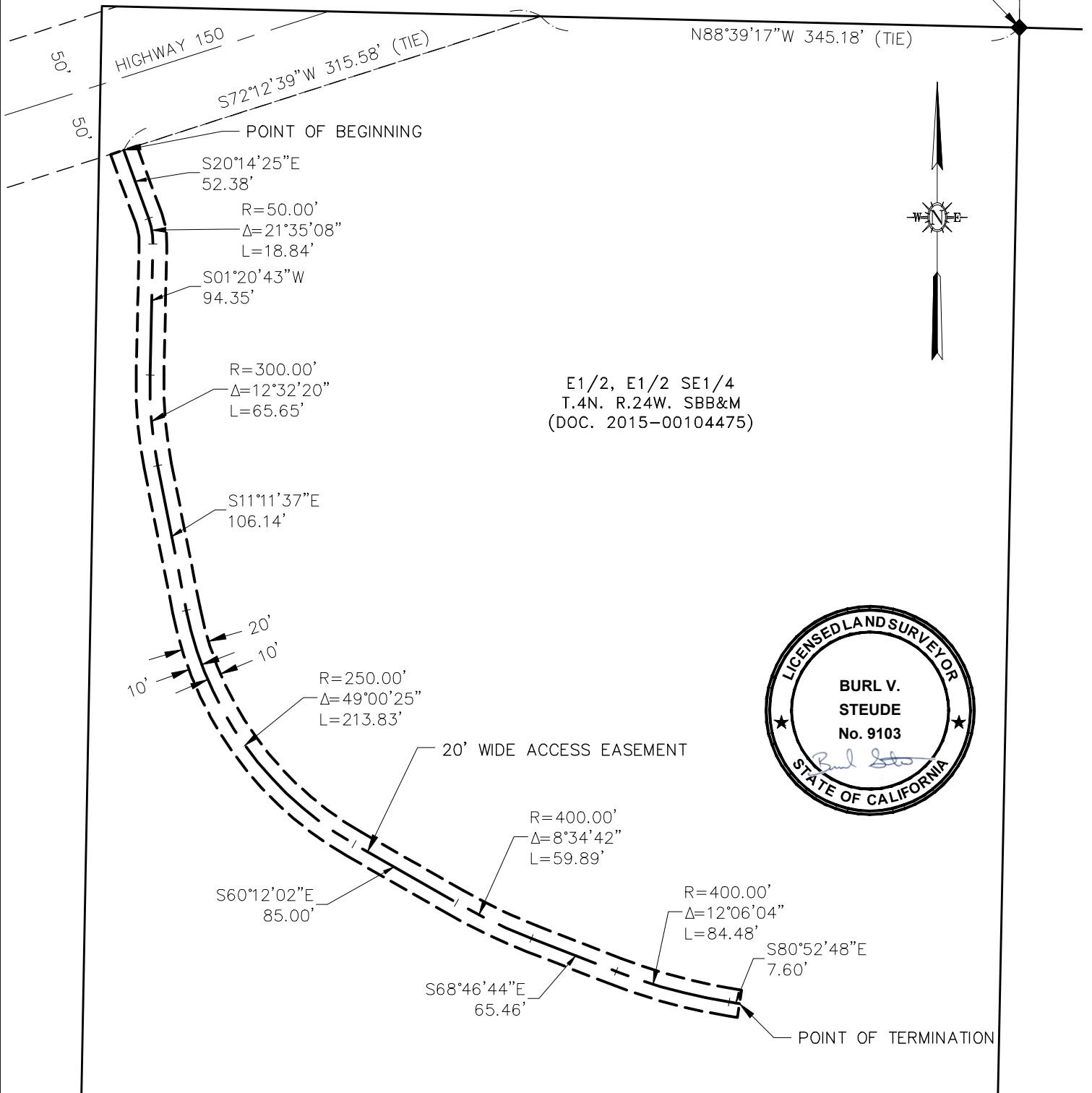
PREPARED BY:



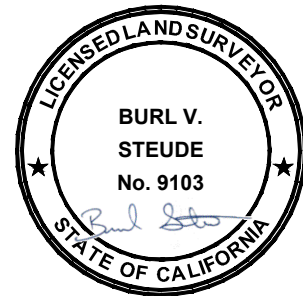
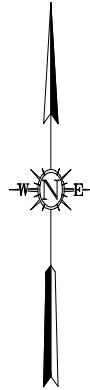
BURL V. STEUDE, LS 9103
DECEMBER 04, 2025



POINT OF COMMENCEMENT
 FD 1-1/2" IRON PIPE ACCEPTED
 AS E 1/4 COR. SEC 33



E1/2, E1/2 SE1/4
 T.4N. R.24W. SBB&M
 (DOC. 2015-00104475)



BEARINGS BASED ON NAD83 (2011) EPOCH 2017.50, ZONE 5.
 TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE
 COMBINATION SCALE FACTOR OF 0.99991084

EXHIBIT "B"

PROJECT # SU240431EX0006



1 INCH = 100 FEET



ACCESS EASEMENT
 APN: 008-0-190-105
 4454 CASITAS PASS
 VENTURA, CA

DRAWN BY: RBP

SCALE: AS NOTED **42**

EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTY-THREE (33) IN TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-FOUR (24) WEST, S.B.B. & M. IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER OFFICIAL PLAT OF THE SURVEY OF SAID LANDS RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR GENERAL AS SHOWN ON THAT CERTAIN GRANT DEED FILED FOR RECORD JULY 09, 2015 AS DOCUMENT NUMBER 2015-00104475 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/2" OPEN IRON PIPE, ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID DEED NORTH 88°39'17" WEST, 266.37 FEET TO THE **POINT OF BEGINNING**;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY LINE, SOUTH 47°01'18" WEST, 421.83 FEET;

THENCE NORTH 14°09'09" WEST, 89.93 FEET;

THENCE NORTH 88°39'17" WEST, 33.00 FEET;

THENCE NORTH 01°20'43" EAST, 39.85 FEET;

THENCE SOUTH 88°39'17" EAST, 16.14 FEET;

THENCE NORTH 52°44'24" EAST, 30.72 FEET;

THENCE NORTH 14°09'09" WEST, 62.33 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 150;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 72°12'39" EAST, 271.51 FEET, MORE OR LESS TO THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE ALONG SAID NORTHERLY LINE SOUTH 88°39'17" EAST, 78.80 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 41,424 SQUARE FEET, MORE OR LESS.

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (EPOCH 2017.50). DISTANCES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE COMBINED GRID FACTOR OF 0.99991084.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

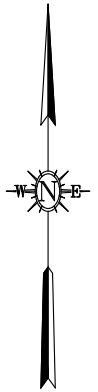
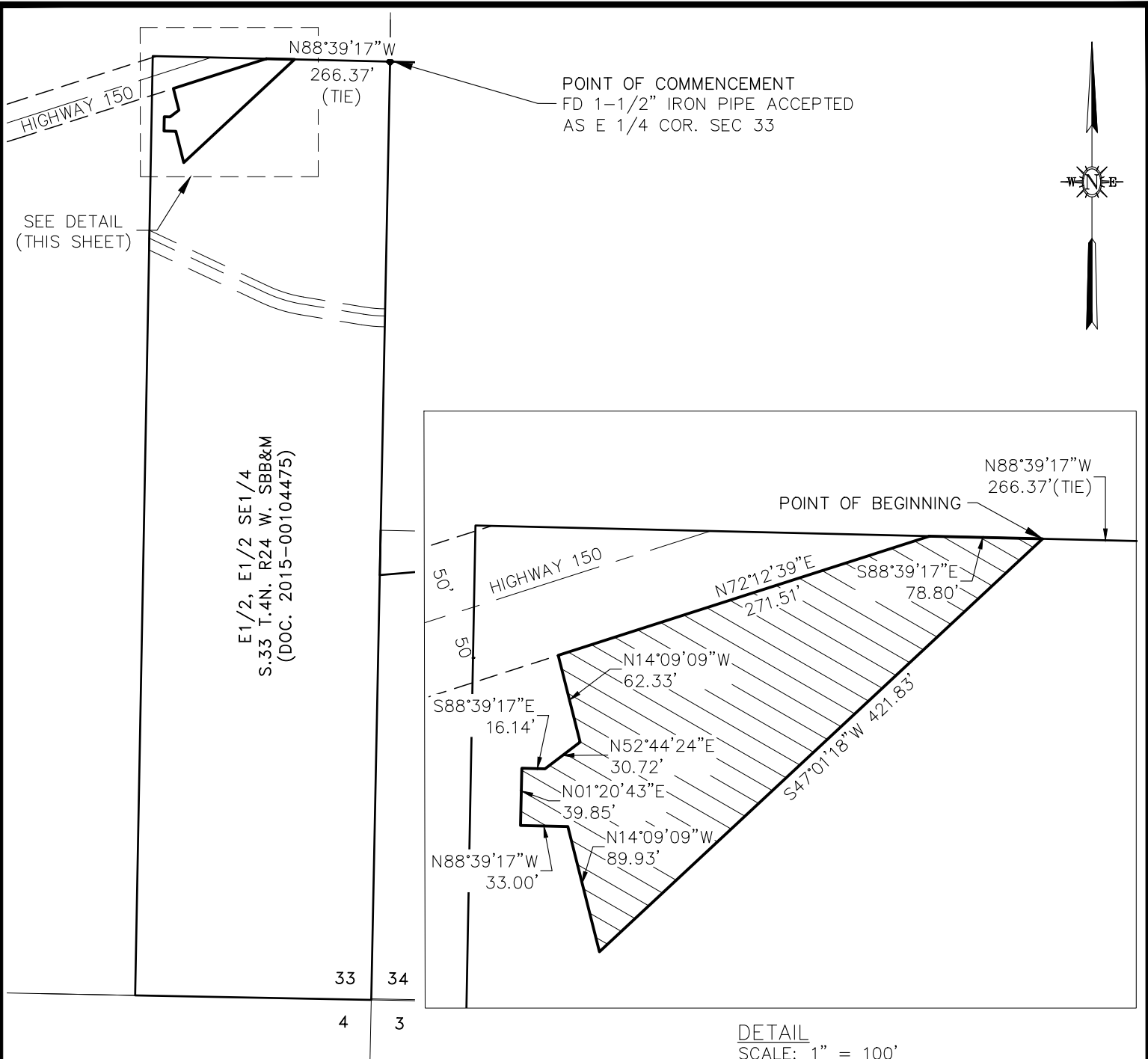
END DESCRIPTION

PREPARED BY:



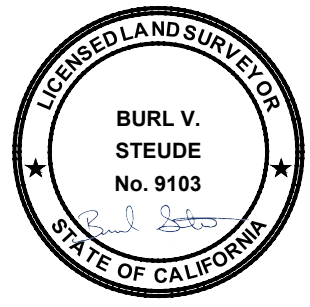
BURL V. STEUDE, LS 9103
May 28, 2025





OVERALL VIEW
SCALE: 1" = 400'

DETAIL
SCALE: 1" = 100'



BEARINGS BASED ON NAD83 (2011) EPOCH 2017.50, ZONE 5.
TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE
COMBINATION SCALE FACTOR OF 0.99991084

<p>1 INCH = 100 FEET</p>	<p align="center">EXHIBIT "B"</p> <p>Cannon 1050 SOUTHWOOD DRIVE, SAN LUIS OBISPO, CALIFORNIA 93401 (805) 544-7407 Civil Engineering • Planning • Surveying</p>	<p align="center">PROJECT # SU240431EX0002</p> <p align="center">TEMPORARY STAGING AREA APN: 008-0-190-105 4454 CASITAS PASS VENTURA, CA</p> <p>DRAWN BY: RBP SCALE: AS NOTED 44</p>
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**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

TO: BOARD OF DIRECTORS
FROM: MICHAEL FLOOD, GENERAL MANAGER
SUBJECT: APPROVE AN EASEMENT DEED FROM RINCON DEL MAR RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INSTALLING AND MAINTAINING A PIPELINE FOR THE VENTURA-SANTA BARBARA COUNTIES INTERTIE
DATE: FEBRUARY 26, 2026

RECOMMENDATION:

- Approve the Easement Deed from Rincon Del Mar Ranch, LLC, a California limited liability company on Assessor's Parcel No. 008-0-160-480

BACKGROUND:

A portion of the pipeline for the Ventura-Santa Barbara Counties Intertie will traverse through APN 008-0-160-480. The attached easement deed is a permanent easement granted to Casitas for the pipeline.

Attachment: Easement Deed for APN 008-0-160-480

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:
Casitas Municipal Water District
Attn: Michael Flood, General Manager
1055 N Ventura Ave
Oak View, CA 93022

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code § 27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

APN: 008-0-160-480

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rincon Del Mar Ranch LLC, a California limited liability company (“Grantor”)

does hereby GRANT to the

Casitas Municipal Water District (“District”),

the following interests in real property:

A **Permanent Easement** in gross to survey, install, construct, reconstruct, enlarge, lay, alter, operate, patrol, remove, replace, and maintain a water conduit, consisting of one or more underground water pipelines and related facilities. These related facilities may include but are not limited to markers, valves, meters, air valves and related incidents, fixtures, and appurtenances that may be at or above ground level in some locations. Any above ground features will be placed in a location outside of any roadways or access ways on the Real Property. This easement shall be in, over, on, through, within, under, and across the Permanent Easement of the Real Property as defined in this paragraph. The “Easement Area” which comprises the Permanent Easement is described and depicted in Exhibits “A” and “B” attached hereto and incorporated by reference herein. The “Real Property” is in the County of Ventura, State of California, and is described in Exhibit “C”, attached hereto and incorporated by reference herein.

The Permanent Easement(s) described herein shall be SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. The facilities and improvements installed in the Easement Area collectively are referred to herein as "District Facilities." Plans for District Facilities as they exist from time to time shall be maintained at the District's principal offices.

2. District shall have the right of ingress and egress for personnel, vehicles, and construction equipment to, from, and along the Easement Area at any time, without prior notice, including the right to use lanes, drives, rights-of-way, and roadways within the Real Property which now exist or which hereinafter may be constructed, as shall be convenient and necessary for the purpose of exercising the rights herein set forth; provided, however, that nothing herein shall prevent or limit Grantor's rights to close such roadways, lanes, or rights-of-way, and to provide District with comparable alternative access to the Easement Area, as deemed reasonable by the District.

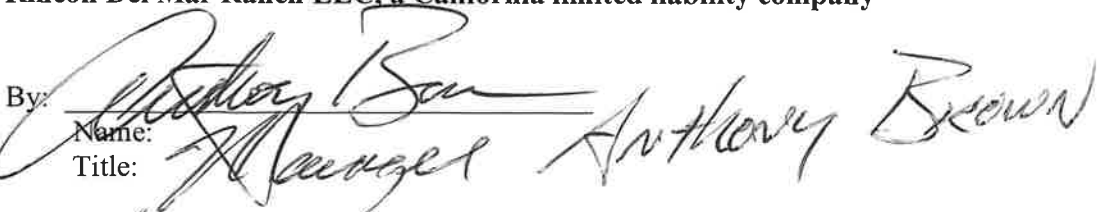
3. As the amount of earth or other fill over its facilities can affect the structural integrity of the District's underground facilities, Grantor(s) shall not substantially modify, or allow others to in any way to substantially modify, the ground surface elevation in the Easement without the District's written consent, which consent shall not be withheld unreasonably.

4. This easement is subject to all existing fencing, canals, irrigation ditches, laterals, pipelines, roads, electrical transmission facilities, and communication lines existing on the date this easement is granted, and all future uses which do not directly or indirectly interfere with or endanger District's exercise of the rights described herein, including the right to use the Easement Area for agricultural purposes.

5. Subsequent to the grant of this Easement, Grantor shall not grant any easements of any kind whatsoever to others in, over, on, through, within, under and across the Easement Area without the prior written approval of the District, which approval shall not be withheld unreasonably.

The easement rights conveyed herein to District are transferable, in whole or in part, by District to other water purveyors, subject to all terms and conditions contained herein.

GRANTOR:
Rincon Del Mar Ranch LLC, a California limited liability company

By: 
Name: _____
Title: *Manager*

By: 
Name: _____
Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On February 19, 2026 before me, Rebekah J. Vieira, Notary Public, personally appeared Anthony Brown, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebekah J. Vieira (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE
(Government Code §27281)

This is to certify that the interest in real property conveyed by the deed dated _____, from Rincon Del Mar Ranch LLC, a California limited liability company, Grantor, to Casitas Municipal Water District, a California Municipal Water District, is hereby accepted by order of the Board of Directors of Casitas Municipal Water District on _____ and consents to the recordation thereof by its duly authorized officer.

CASITAS MUNICIPAL WATER DISTRICT

By: _____
Michael Flood
General Manager

Date: _____

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT EASEMENT

A strip of land 20 foot wide over that portion of Parcel 1 as described in Parcel Map Waiver No. 1157, recorded in Document No. 2003-0116233 of Official Records, also being a portion of Parcel B as described in Document No. 2022-000030647, in the Office of the County Recorder, County of Ventura, State of California, lying equally 10 feet on either side of the following described line,

Beginning at a point on the northwesterly line of said Parcel B, (cited as North 48°52'00" East, 2486.49 feet in Book 51, Page 05 of Record of Surveys in said Office of the County Recorder) distant South 48°53'34" West 575.72 feet, from the northeasterly terminus; thence

- 1) South 74°35'06" East, 10.31 feet; thence,
- 2) South 31°33'02" East, 113.77 feet; thence,
- 3) South 75°35'06" East, 23.49 feet; thence,
- 4) North 60°24'54" East, 24.93 feet to the beginning of a curve concave northwesterly, said curve has a radius of 400.00 feet; thence,
- 5) Northeasterly along said curve through a central angle of 13°39'47" an arc distance of 95.39 feet to a point of tangency; thence,
- 6) North 46°45'07" East, 74.25 feet to the beginning of a curve concave southeasterly, said curve has a radius of 400.00 feet; thence,
- 7) Northeasterly along said curve through a central angle of 20°23'31" an arc distance of 142.36 feet to a point of tangency; thence,
- 8) North 67°08'38" East, 148.51 feet; thence,
- 9) North 55°53'38" East, 50.94 feet; thence,
- 10) North 44°52'39" East, 24.11 feet; thence,
- 11) North 33°37'39" East, 72.84 feet; thence,
- 12) North 22°36'39" East, 110.62 feet; thence,
- 13) North 0°06'39" East, 4.53 feet; thence,
- 14) North 11°55'40" West, 14.75 feet to the Northerly line of said Parcel B, (cited as South 84°59'14" East in said Record of Survey).

Containing 18,216 square feet.

Together with;

Beginning at the northerly terminus of course #14 above, thence along said Northerly line of Parcel B, South 84°57'18" East 10.35 feet to the east sideline of the above 20 foot wide easement; thence along said east sidelines,

- 1) South 11°55'40" East 12.75 feet; thence,
- 2) South 00°06'39" West 7.58 feet; thence leaving said sidelines,
- 3) North 24°06'13" East 14.24 feet; thence,

- 4) North 64°55'30" East 5.00 feet to the westerly line of Parcel B as shown in Book 28, page 09 of Parcel Maps in the Office of said County Recorder; thence along said westerly line (cited as North 24°57'25" West, 413.94 feet on said Parcel Map),
- 5) North 24°06'13" West 41.05 feet to said northerly line of Parcel B of said Document No. 2022-000030647; thence along said northerly line,
- 6) North 84°57'18" West 11.55 to the point of beginning.

Containing 1,180 square feet.

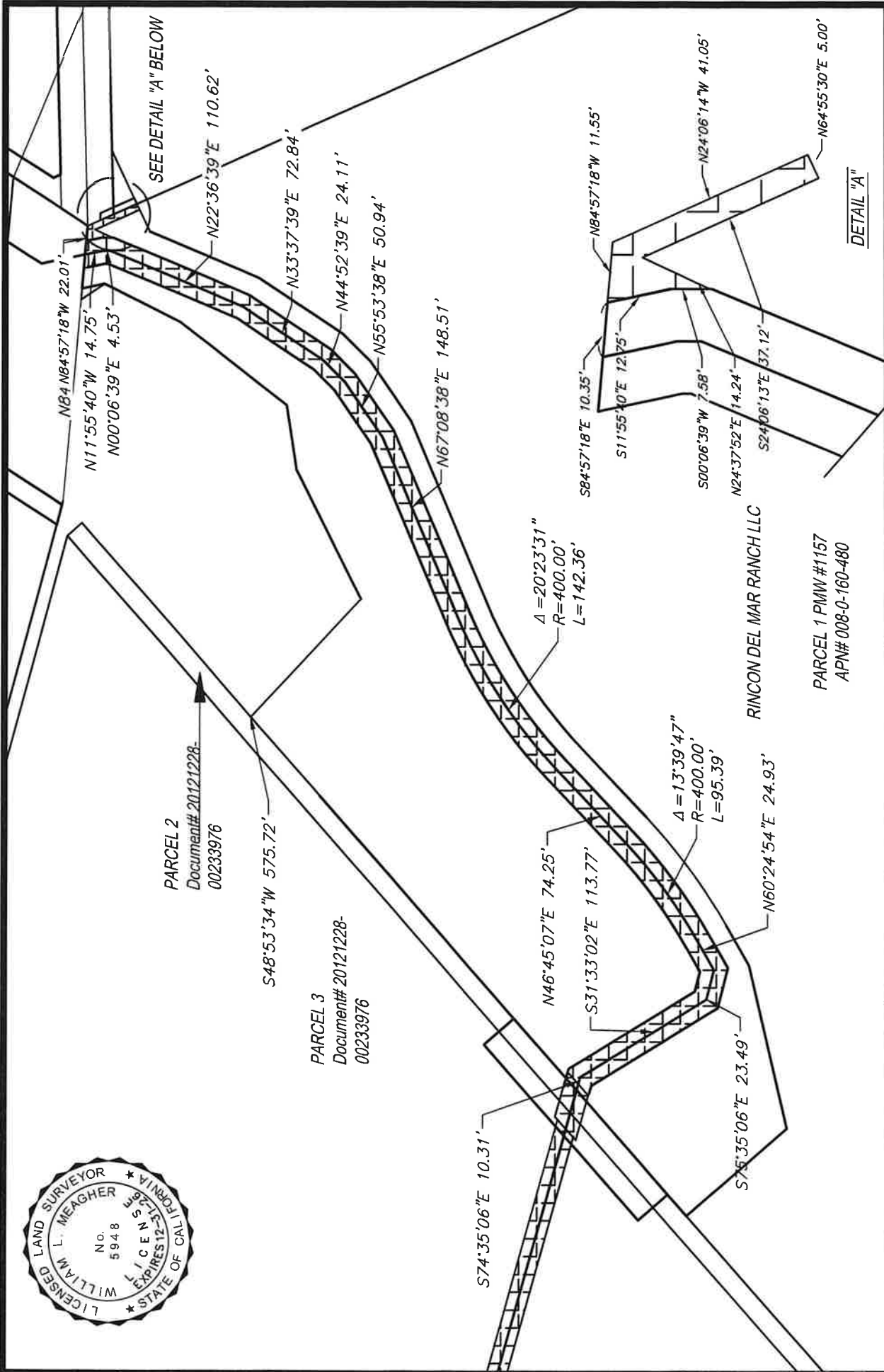
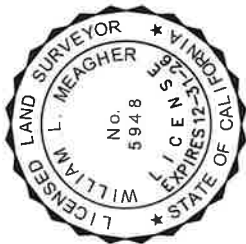
APN# 008-0-160-480

Prepared by;
William L. Meagher
LS 5948

**William L.
Meagher**

Digitally signed by William L. Meagher
DN: cn=William L. Meagher,
o=WM Surveys Inc., ou,
email=wmhinc@west.net, c=US
Date: 2025.09.30 10:21:10 -07'00'





<p>WM SURVEYS INC. W.L. Meagher 2747 Sherwin Ave. #12 Ventura, Ca. 93003 (805) 677-4850</p>		<p>RINCON DEL MAR LLC APN# 008-0-160-480</p>		<p>PERMANENT EASEMENT</p>	
<p>DATE: 09/24/2025</p>	<p>JOB No.: B21052</p>	<p>DRAWN BY: WM</p>	<p>SCALE 1"=100'</p>	<p>EXHIBIT B</p>	
			<p>PARCEL 2 Document# 20121228-00233976</p>		
			<p>PARCEL 3 Document# 20121228-00233976</p>		
			<p>PARCEL 1 PMW #1157 APN# 008-0-160-480</p>		

Exhibit "C"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Ventura, State of California, described as follows:

PARCEL 1:

PARCEL B OF PARCEL MAP WAIVER NO. SD08-0045 AND LU10-0062, RECORDED DECEMBER 4, 2013 AS INSTRUMENT NO. [20131204-00195540](#) OF OFFICIAL RECORDS AND BEING A PORTION OF THE RANCHO EL RINCON, AS DESCRIBED IN [BOOK "A", PAGE 349](#) OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

EXCEPTING THEREFROM ALL OF THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND RIGHTS THERETO LYING BELOW A DEPTH OF TWO HUNDRED FEET (200') BELOW THE SURFACE OF SAID LAND, AS CONVEYED TO ROBERT F. EGENOLF, AS TRUSTEE OF THE RINCON DEL MAR MINERAL TRUST BY GRANT DEED OF OIL AND GAS RIGHTS RECORDED DECEMBER 6, 2012 AS INSTRUMENT NO. [20121206-00218852](#) OF OFFICIAL RECORDS.

PARCEL 1A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 60 FEET WIDE, LYING NORTHERLY OF AND ADJOINING THE 6TH, 7TH AND 8TH COURSES OF THAT CERTAIN PARCEL 1 SET FORTH AND DESCRIBED IN GRANT DEED RECORDED SEPTEMBER 18, 1970 IN [BOOK 3722, PAGE 173](#) OF OFFICIAL RECORDS; SAID 60 FOOT WIDE STRIP IS SHOWN AS "PROPOSED 60' PRIVATE RD. ESMT" ON PARCEL MAP RECORDED IN [BOOK 8, PAGE 44](#) OF PARCEL MAPS, RECORDS OF SAID COUNTY.

[APN: 008-0-160-480](#)

**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

TO: BOARD OF DIRECTORS
FROM: MICHAEL FLOOD, GENERAL MANAGER
SUBJECT: APPROVE AN EASEMENT DEED FROM BELMONTE WEST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INSTALLING AND MAINTAINING A PIPELINE FOR THE VENTURA-SANTA BARBARA COUNTIES INTERTIE
DATE: FEBRUARY 26, 2026

RECOMMENDATION:

- Approve the Easement Deed from Belmonte West, LLC, a California limited liability company on Assessor's Parcel No. 008-0-160-355

BACKGROUND:

A portion of the pipeline for the Ventura-Santa Barbara Counties Intertie will traverse through APN 008-0-160-355. The attached easement deed is a permanent easement granted to Casitas for the pipeline.

Attachment: Easement Deed for APN 008-0-160-355

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:
Casitas Municipal Water District
Attn: Michael Flood, General Manager
1055 N Ventura Ave
Oak View, CA 93022

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code § 27388.1(2)(D) Public Agency
No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

APN: 008-0-160-355

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Belmonte West, LLC, a California limited liability company (“Grantor”)

does hereby GRANT to the

Casitas Municipal Water District (“District”),

the following interests in real property:

A **Permanent Easement** in gross to survey, install, construct, reconstruct, enlarge, lay, alter, operate, patrol, remove, replace, and maintain a water or wastewater conduit, consisting of one or more underground water pipelines and related facilities. These related facilities may include but are not limited to markers, air valves, manholes, valves, meters, surge control devices, test stations, buried communication devices, buried electrical conduits and devises, pull boxes, and all related incidents, fixtures, and appurtenances that may be at or above ground level in some locations. This easement shall be in, over, on, through, within, under, and across the Easement Area of the Real Property as defined in this paragraph. The “Real Property” is in the County of Ventura, State of California, and is described in Exhibit “F”, attached hereto and incorporated by reference herein. The “Easement Area” which comprises the Permanent Easement is described and depicted in Exhibits “A”, “B” and “C” attached hereto and incorporated by reference herein.

The Permanent Easement(s) described herein shall be SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. The facilities and improvements installed in the Easement Area collectively are referred to herein as "District Facilities." Plans for District Facilities as they exist from time to time shall be maintained at the District's principal offices.

2. District shall have the right of ingress and egress for personnel, vehicles, and construction equipment to, from, and along the Easement Area at any time, without prior notice, including the right to use lanes, drives, rights-of-way, and roadways within the Real Property which now exist or which hereinafter may be constructed, as shall be convenient and necessary for the purpose of exercising the rights herein set forth; provided, however, that nothing herein shall prevent or limit Grantor's rights to close such roadways, lanes, or rights-of-way, and to provide District with comparable alternative access to the Easement Area, as deemed reasonable by the District.

3. As the amount of earth or other fill over its facilities can affect the structural integrity of the District's underground facilities, Grantor(s) shall not substantially modify, or allow others to in any way to substantially modify, the ground surface elevation in the Easement without the District's written consent, which consent shall not be withheld unreasonably.

4. This easement(s) is subject to all existing fencing, canals, irrigation ditches, laterals, pipelines, roads, electrical transmission facilities, and communication lines existing on the date this easement is granted, and all future uses which do not directly or indirectly interfere with or endanger District's exercise of the rights described herein, including the right to use the Easement Area for agricultural purposes.

5. Subsequent to the grant of this Easement, Grantor shall not grant any easements of any kind whatsoever to others in, over, on, through, within, under and across the Easement Area without the prior written approval of the District, which approval shall not be withheld unreasonably; and

A Temporary Construction Easement for the purposes of facilitating construction of District Facilities, including the right to place equipment, store materials and vehicles, pile earth thereon, and utilize said Temporary Construction Easement for all other related activities and purposes in, on, over, under, through, and across that certain portion of the Real Property which is described and depicted in Exhibits "D" and "E" attached hereto and incorporated by reference herein ("Temporary Construction Easement"). Said Temporary Construction Easement shall commence fifteen (15) days after issuance by District of a Notice of Commencement of Construction, which shall be issued to Grantor and shall automatically terminate upon completion of construction of District Facilities and restoration of the Temporary Construction Easement area, or one (1) year after the effective date of the Notice of Commencement of Construction, whichever occurs first; however, District shall have the right to extend the Temporary Construction Easement term in additional three (3) month increments if District determines that additional time beyond the one year period is necessary for construction completion. In such case, District shall have the unilateral right to extend the Temporary Construction Easement period through construction completion and agrees to compensate Grantor **\$2,700** for each three month extension term exercised. Payment for any such extension(s) shall be paid by District to Grantor concurrent with District's written notice to

Grantor of District's intent to exercise such extension provisions. In any event, this Temporary Construction Easement shall terminate on or before December 31, 2027.

The easement rights conveyed herein to District are transferable, in whole or in part, by District to other water purveyors, subject to all terms and conditions contained herein.

GRANTOR:

Belmonte West, LLC, a California limited liability company

By: The David and Tracy Bettles Revocable Trust, Member

By: David A. Bettles
David A. Bettles, Trustee

Date: 2/2/2026

By: Tracy O. Bettles
Tracy O. Bettles, Trustee

Date: 2/2/2026

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

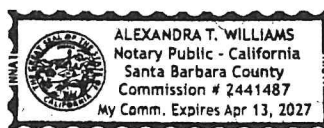
State of California
County of VENTURA

On FEBRUARY 2, 2026 before me, ALEXANDRA T. WILLIAMS, Notary Public, personally appeared David A. Bettles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

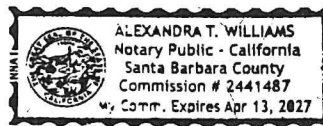
State of California
County of VENTURA

On FEBRUARY 2, 2026 before me, ALEXANDRA T. WILLIAMS, Notary Public, personally appeared Tracy O. Bettles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



CERTIFICATE OF ACCEPTANCE
(Government Code §27281)

This is to certify that the interest in real property conveyed by the deed dated _____, from Belmonte West, a California limited liability company, Grantor, to Casitas Municipal Water District, a California Municipal Water District, is hereby accepted by order of the Board of Directors of Casitas Municipal Water District on _____ and consents to the recordation thereof by its duly authorized officer.

CASITAS MUNICIPAL WATER DISTRICT

By: _____
Michael Flood
General Manager

Date: _____

EXHIBIT A
LEGAL DESCRIPTION

10' PERMANENT EASEMENT

That portion of Parcel A as shown in Book 28, page 09 of Parcel Maps in the Office of the County Recorder, County of Ventura, State of California, being a strip of land 10.00 feet wide, the northerly line of which is the parcel line between Parcel A and Parcel B of said Parcel Map, herein described as follows,

Beginning at the Westerly terminus of that course shown as North 87°43'00" East, 164.46 feet on said Parcel Map; thence along said property line,

- 1) North 88°34'12" East, 164.46 feet (cited as North 87°43'00" East, 164.46 feet on said Parcel Map) ; thence,
- 2) South 83°22'48" East, 576.81 feet to the beginning of a curve concave southerly, said curve has a radius of 850.00 feet; thence,
- 3) Easterly along said curve through a central angle of 21°54'00" an arc distance of 324.89 feet ; thence,
- 4) South 61°28'48" East, 103.92 feet to the beginning of a curve concave southwesterly, said curve has a radius of 600.00 feet; thence,
- 5) Southeasterly along said curve through a central angle of 13°02'35" an arc distance of 136.59 feet ; thence,
- 6) South 48°26'13" East, 283.09 feet to the beginning of a curve concave southwesterly, said curve has a radius of 500.00 feet; thence,
- 7) Southeasterly along said curve through a central angle of 15°40'10" an arc distance of 136.74 feet ; thence,
- 8) South 32°46'03" East, 65.80 feet to the beginning of a curve concave northeasterly, said curve has a radius of 500.00 feet; thence,
- 9) Southeasterly along said curve through a central angle of 31°52'35" an arc distance of 278.17 feet ; thence,
- 10) South 64°38'38" East, 80.19 feet.

Said strip is bounded on the west by the westerly line of said Parcel A which bears North 32°59'12" East, (cited as North 32°08'00" East, 671.97 feet on said Parcel Map) , and on the east by a line which bears North 25°21'22" East.

21,463 Square Feet
APN #008-0-160-355

Prepared by;
William L. Meagher
LS 5948



**William L.
Meagher**

Digitally signed by William L. Meagher
DN: cn=William L. Meagher, o=WM Surveys Inc., ou, email=wmhinc@west.net, c=US
Date: 2025.10.13 09:56:36 -07'00'

EXHIBIT D
LEGAL DESCRIPTION

20' TEMPORARY CONSTRUCTION EASEMENT

That portion of Parcel B as shown in Book 28, page 09 of Parcel Maps in the Office of the County Recorder, County of Ventura, State of California, being a strip of land 20.00 feet wide, the northerly line of which is the parcel line between Parcel A and Parcel B of said Parcel Map, herein described below;

Beginning at the westerly terminus of that course shown as North 87°43'00" East on said Parcel Map; thence

1) North 88°34'12" East, 164.46 feet (cited as North 87°43'00" East, 164.46 feet on said Parcel Map) ;
thence,

2) South 83°22'48" East, 576.81 feet to the beginning of a curve concave southerly, said curve has a radius of 850.00 feet; thence,

3) Easterly along said curve through a central angle of 21°54'00" an arc distance of 324.89 feet ; thence,

4) South 61°28'48" East, 103.92 feet to the beginning of a curve concave southwesterly, said curve has a radius of 600.00 feet; thence,

5) Southeasterly along said curve through a central angle of 13°02'35" an arc distance of 136.59 feet ;
thence,

6) South 48°26'13" East, 283.09 feet to the beginning of a curve concave southwesterly, said curve has a radius of 500.00 feet; thence,

7) Southeasterly along said curve through a central angle of 15°40'10" an arc distance of 136.74 feet ;
thence,

8) South 32°46'03" East, 65.80 feet to the beginning of a curve concave northeasterly, said curve has a radius of 500.00 feet; thence,

9) Southeasterly along said curve through a central angle of 31°52'35" an arc distance of 278.17 feet ;
thence,

10) South 64°38'38" East, 80.19 feet.

Said strip is bounded on the west by the westerly line of said Parcel B which bears North 24°06'13" West (cited as North 24°57'00" West 413.94 feet on said Parcel Map), and on the east by a line which bears South 25°21'22" West.

Consisting of 54,942 Square Feet.

TOGETHER WITH;

That portion of Parcel B as shown in Book 28, page 09 of Parcel Maps in the Office of the County Recorder, County of Ventura, State of California, described as follows;

Beginning at the northerly terminus of that course shown as North 24°57'25" West on said Parcel Map; thence, South 24°06'13" East, 21.68 feet along said course (cited as North 24°57'25" West, 413.94 feet on said Parcel Map); to the True Point of Beginning; thence continuing along said course,

Exhibit "F"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Ventura, State of California, described as follows:

Parcel 1:

Parcel "B", of PARCEL MAP NO. 3212, in the County of Ventura, State of California, as shown on a Parcel Map filed March 02, 1979 in Book 28, Pages 9 and 10 of Parcel Maps, in the Office of the County Recorder of said County.

Except 50% of all oil, gas, minerals and other Hydrocarbon substances under and in said land lying below a depth of 500 feet below the surface of said land, without, however, the right to surface entry, as excepted by Harold T. Meryman, et al., in deed recorded December 28, 1973 in Book 4206, Page 36 of Official Records.

Parcel 2:

An easement for ingress and egress, road and public utility purposes over the Southerly 60 feet of that portion of Parcel 1, in the County of Ventura, State of California, as shown on a Parcel Map filed in Book 8, Page 44 of Parcel Maps, in the Office of the County Recorder of said County, shown as "proposed 60' private road easement".

Parcel 3:

An easement for ingress and egress, road and utility purposes over that portion of Parcel A, in the County of Ventura, State of California, as shown on a Parcel Map filed in Book 28, Pages 9 and 10 of Parcel Maps, in the Office of the County Recorder of said County, shown as proposed access easement to Parcel "B".

APN: 008-0-160-355

**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

TO: BOARD OF DIRECTORS
FROM: MICHAEL FLOOD, GENERAL MANAGER
SUBJECT: HYDROLOGIC STATUS REPORT FOR JANUARY 2026
DATE: FEBRUARY 25, 2026

RECOMMENDATION:

This item is presented for information only and no action is required. Data are provisional and subject to revision.

DISCUSSION:

Rainfall Data

	Casitas Dam	Matilija Dam	Thacher School
This Month	3.79"	5.30"	3.31"
Water Year (WY: Oct 01 – Sep 30)	24.11"	35.30"	28.60"
Average station rainfall to date	11.33"	13.66"	9.73"

Ojai Water System Data

Wellfield production	85.85 AF
Surface water supplement	0.00 AF
Static depth to water surface – Mutual #6	32.26 feet
Change in static level from previous month	+ 52.46 feet

Robles Fish Passage and Diversion Facility Diversion Data

Diversion this month	1,403.4 AF
Diversion days this month	5
Total Diversions WY to date	5,200.1 AF
Diversion days this WY	40

Casitas Reservoir Data

Water surface elevation as of end of month	566.53 feet AMSL
Water storage last month	230,927 AF
Water storage as of end of month	236,491 AF
Net change in storage	+ 5,564 AF
Change in storage from same month last year	+ 11,330 AF

AF = Acre-feet

AMSL = Above mean sea level

WY = Water year