

**CALLEGUAS MUNICIPAL WATER DISTRICT**

2100 Olsen Road, Thousand Oaks, California 91360

[www.calleguas.com](http://www.calleguas.com)

**BOARD OF DIRECTORS MEETING**

July 1, 2026, 4:00 p.m.

Written communications from the public must be received by 8:30 a.m. on the Thursday preceding a regular Board meeting in order to be included on the agenda and considered by the Board at that meeting. Government Code Section 54954.2 prohibits the Board from taking action on items not posted on the agenda except as provided in Subsection 54954.2(b).

**AGENDA**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

**BOARD OF DIRECTORS**

Raul Avila, President

Thibault Robert, Vice-President

Reddy Pakala, Secretary

Jacquelyn McMillan, Treasurer

Scott H. Quady, Director

**2. PUBLIC COMMENTS**

*This portion of the agenda may be utilized by any member of the public to address the Board of Directors on any matter within the jurisdiction of the Board that does not appear on the agenda and on matters that are on the agenda but are not designated as action items.*

*Depending on the subject matter, the Board of Directors may be unable to respond at this time, or until the specific topic is placed on the agenda at a future Calleguas Board Meeting, in accordance with the Ralph M. Brown Act. Please limit remarks to three minutes.*

To participate:

<https://us06web.zoom.us/j/86832132229?pwd=o3NfJOxScO8dC1PbMcKiGgL3avlHjD.1>

Phone # +1 720 707 2699 US (Denver)

Webinar ID: 868 3213 2229

Passcode: 938450

**3. ITEMS TO BE ADDED TO THE AGENDA – GOVERNMENT CODE 54954.2(b)**

*Consideration of any items that require addition to the agenda due to the existence of an emergency situation, the need to take immediate action, and requests for remote participation due to emergency circumstances.*

**4. REVIEW OF THE AGENDA**

*Discussion regarding the need to postpone or delete any items or take any items out of order.*

**5. PRESENTATIONS**

**6. CONSENT CALENDAR**

*Consent Calendar items are to be approved or accepted by vote on one motion unless a Board member requests separate consideration. If any Board member requests that an item be removed from the Consent Calendar for further discussion, it will be moved to the first item on the Action Items portion of the Agenda.*

- A. Approve the Minutes of the June 17, 2026 Board Meeting
- B. Authorize the President of the Board and the General Manager to Sign the Right-of-Way Agreements, Escrow Documents, Wire Transfer Request, and Certificates of Acceptance for the Easement Deeds for CMWD Parcels No. 6301, 6303, and 6308 for the Calleguas-Ventura Interconnection (Project No. 562)
- C. Award a Contract to Falcon Fuels for an Amount Not to Exceed \$220,000 for the Period of July 1, 2026 Through June 30, 2027 for Provision of Gasoline and Diesel Fuel Pursuant to a California Department of General Services Fuel Contract

**7. ACTION ITEMS**

*Action Items call for separate discussion and action by the Board for each agenda item.*

- A. Public Hearing and Discussion Regarding Adoption of Proposed Resolution No. 2131, Establishing Rates, Rules, and Regulations for Water Service; Resolution No. 2132, Establishing Rates for Discharge to the Salinity Management Pipeline; and Resolution No. 2133, Adjusting Fees for Annexation to the District
- B. Discussion Regarding Southern California Regional Water Authority Joint Powers Authority

- C. Discussion Regarding Board Committees and Collateral Assignments (Including Potentially Designating a Representative to the Governing Board for the Southern California Regional Water Authority Joint Powers Authority)

## **8. REPORTS**

*Report items are placed on the agenda to provide information to the Board and the public and no Board action is sought.*

### **A. GENERAL MANAGER AND STAFF REPORTS**

- 1. Monthly Status Report
- 2. May 2026 Financial Statements – Dan Smith, Manager of Finance

### **B. GENERAL COUNSEL REPORT**

### **C. BOARD OF DIRECTORS REPORTS**

- 1. Committee Meeting Reports
- 2. Directors' List of Administrative Code Reimbursable Meetings  
*Reimbursable meetings reports are placed on the agenda to comply with statutory and Calleguas Administrative Code requirements for members of a legislative body who attend a meeting at the expense of the local agency to provide a report of the meeting.*
- 3. Discussion Regarding Upcoming Meetings to be Attended by Board Members

## **9. REQUEST FOR FUTURE AGENDA ITEMS**

## **10. BOARD COMMENTS**

*Comments by Board members on matters they deem appropriate. A Board member may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities.*

## **11. INFORMATION ITEMS**

- A. Coalition Support Letter to Chair Catherine Blakespear RE: AB 2739 (Soria) – June 22, 2026

## 12. CLOSED SESSION

- A. Pursuant to Government Code 54956.9(d)(1) Conference with Legal Counsel – Existing Litigation, Kiewit Infrastructure West Co. v. Calleguas Municipal Water District, Case No. 2026CUBC066545

## 13. ADJOURNMENT to Board Meeting July 15, 2026 at 4:00 p.m.

**Note:** Calleguas Municipal Water District conducts in-person meetings in accordance with the Brown Act. The District has also established alternative methods of participation which permit members of the public to observe and address public meetings telephonically and/or electronically. These methods of participation can be accessed through the internet link provided at the top of this agenda.

In addition to the above referenced methods of participation, members of the public may also participate by submitting comments by email to [info@calleguas.com](mailto:info@calleguas.com) by 5:00 p.m. on the calendar day prior to the public meeting. Email headers should refer to the Board meeting for which comments are offered. Comments received will be placed into the record and distributed appropriately.

Agendas, agenda packets, and additional materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available on the District website at [www.calleguas.com](http://www.calleguas.com).

Pursuant to Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and applicable federal rules and regulations, requests for disability-related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the Secretary to the Board in advance of the meeting to ensure the availability of the requested service or accommodation. Notices, agendas, and public documents related to the Board meetings can be made available in appropriate alternative format upon request.

CALLEGUAS MUNICIPAL WATER DISTRICT  
BOARD OF DIRECTORS MEETING  
June 17, 2026

**MINUTES**

The meeting of the Board of Directors of Calleguas Municipal Water District was held in-person at 2100 E. Olsen Road, Thousand Oaks CA 91360. The District also provided telephonic and electronic methods of participation for the public as noted on the meeting agenda.

The meeting was called to order by Raul Avila, President of the Board, at 4:00 p.m.

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

Directors Present at District Headquarters: Jacquelyn McMillan, Treasurer  
Reddy Pakala, Secretary  
Scott Quady, Director

Director Participating via Videoconference: Raul Avila, President

Director Absent: Thibault Robert, Vice President

Staff Present at District Headquarters: Kristine McCaffrey, General Manager  
Ian Prichard, Deputy General Manager  
Fernando Baez, Manager of Engineering  
Omar Castro, Manager of Operations and Maintenance  
Tricia Ferguson, Manager of Human Resources and Risk Management  
Matt Gomez, Assistant Manager of Operations and Maintenance  
Henry Graumlich, Executive Strategist  
Charlotte Holifield, Manager of External Affairs  
Jennifer Lancaster, Manager of Water Resources  
James Mojica, IT Specialist  
Wes Richardson, Manager of Information Technology  
Dan Smith, Manager of Finance  
Jenyffer Vasquez, Principal Water Resources Specialist  
Kara Wade, Clerk of the Board

Staff Participating via  
Videoconference:

Ebe Guerrero, General Services Supervisor  
Kayde Maddox, Senior Administrative Assistant  
Sue Taylor, Accounting Supervisor

Legal Counsel Present at  
District Headquarters:

Walter Wendelstein, Wendelstein Law Group, PC, District  
Counsel

## **2. PUBLIC COMMENTS**

None

## **3. ITEMS TO BE ADDED TO THE AGENDA – GOVERNMENT CODE 54954.2(b)**

None

## **4. REVIEW OF THE AGENDA**

None

## **5. PRESENTATIONS**

None

## **6. CONSENT CALENDAR**

- A. Approve the Minutes of the May 27, 2026 and June 3, 2026 Board Meetings
- B. Receive and Affirm the Payment Register for the District's Activities from May 7, 2026 to June 5, 2026
- C. Receive and Affirm the Report on District Staffing Vacancies Pursuant to Assembly Bill 2561

- D. Adopt Resolution No. 2130 authorizing the District to invest funds in the California Asset Management Program Trust and authorize the Board President to sign the Declaration of Trust

RESOLUTION AUTHORIZING CALLEGUAS MUNICIPAL WATER DISTRICT  
TO JOIN WITH OTHER PUBLIC AGENCIES  
AS A PARTICIPANT OF THE  
CALIFORNIA ASSET MANAGEMENT TRUST  
AND TO INVEST IN SHARES OF THE TRUST  
AND IN INDIVIDUAL PORTFOLIOS

- E. Approve Professional Services to Be Performed in Fiscal Year 2026-27 on Contracts Without a Fixed Scope and Fee

On a motion by Director McMillan, seconded by Director Quady, the Board of Directors voted 4-0 to approve the Consent Calendar.

AYES: Directors Quady, McMillan, Pakala, Avila

NOES: None

ABSENT: Director Robert

**7. ACTION ITEMS**

- A. Discussion Regarding Adoption of Fiscal Year 2026-27 Budget, Including Updated Salary Schedule and Organization Chart with Reclassified Position

On a motion by Director Pakala, seconded by Director McMillan, the Board of Directors voted 4-0 to adopt the Fiscal Year 2026-27 Budget, Including Updated Salary Schedule and Organization Chart with Reclassified Position.

AYES: Directors Quady, McMillan, Pakala, Avila

NOES: None

ABSENT: Director Robert

- B. California Special Districts Association Board of Directors, Term 2027-29, Seat C Election

On a motion by Director Avila, seconded by Director Pakala, the Board of Directors voted 4-0 to vote for Jacquelyn McMillan in the California Special Districts Association Board of Directors, Term 2027-29, Seat C Election.

AYES: Directors Quady, McMillan, Pakala, Avila  
NOES: None  
ABSENT: Director Robert

## **8. REPORTS**

### **A. GENERAL MANAGER AND STAFF REPORTS**

1. May 2026 Water Use and Sales, April 2026 Hydro Power Generation, and May 2026 Investment Summary Reports – Dan Smith, Manager of Finance

The Manager of Finance presented the report.

2. Metropolitan Update – Henry Graumlisch, Executive Strategist

The Executive Strategist presented the report.

3. Strategic Plan Update 2026: Board Direction on Foundational Elements and Level of Effort – Ian Prichard, Deputy General Manager

The Deputy General Manager and Manager of Water Resources moderated an introductory discussion on the foundational elements of the 2026 Strategic Plan update.

4. Remote Operated Vehicle Presentation – Omar Castro, Manager of Operations & Maintenance

The Manager of Operations & Maintenance and Assistant Manager of Operations & Maintenance presented the report.

### **B. GENERAL COUNSEL REPORT**

1. General Counsel's Report

No report.

### **C. BOARD OF DIRECTORS REPORTS**

1. Committee Meeting Report

No report.

2. Directors' List of Administrative Code Reimbursable Meetings

Board members provided reports on various meetings that they attended that are subject to the District's reimbursement policy.

3. Discussion Regarding Upcoming Meetings to be Attended by Board Members

Board members reported their plans to attend various meetings not already on the list of Upcoming Meetings in the agenda packet.

**9. REQUEST FOR FUTURE AGENDA ITEMS**

The General Manager stated that she will present the reorganization of committees for approval at the July 1 Board meeting, consistent with the Board direction given at the June 3 Board meeting.

The General Manager stated that, per Director Pakala's request, Ashli Desai from Larry Walker Associates will provide an update on the Total Maximum Daily Load process at the July 15 Board meeting. Additionally, at that same meeting, Carrie Buckman, Environmental Program Manager for the California Department of Water Resources, will present a report on the Delta Conveyance Project.

**10. BOARD COMMENTS**

Director Pakala recommended that the General Manager present the findings from the Salinity Management Pipeline economic analysis at an upcoming purveyor meeting to allow the purveyors an opportunity to review the information and provide input before presenting the information to the Board. The General Manager indicated that the timing of purveyor meetings (once per month) may make it challenging to do so.

**11. INFORMATION ITEMS**

A. Sites Reservoir Project, Petition for Assignment of State-filed Application 25517, Water Right Application 25517X01, and Petitions for Release from Priority of State-Filed Applications 25513, 25514, 25517, 22235, 23780, 23781, of Sites Project Authority – Support

B. Coalition Support Letter to Chair Maria Elena Durazo RE: AB 2180 (Ward) — June 3, 2026

**12. CLOSED SESSION**

None

### **13. ADJOURNMENT**

Director Avila declared the meeting adjourned at 5:36 p.m.

Hereby certified,

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Reddy Pakala, Board Secretary



RAUL AVILA, PRESIDENT  
DIVISION 1

REDDY PAKALA, SECRETARY  
DIVISION 3

SCOTT H. QUADY, DIRECTOR  
DIVISION 2

THIBAUT ROBERT, VICE PRESIDENT  
DIVISION 4

JACQUELYN McMILLAN, TREASURER  
DIVISION 5

KRISTINE McCAFFREY  
GENERAL MANAGER

## BOARD MEMORANDUM

**Date:** July 1, 2026

**To:** Board of Directors

**From:** Fernando Baez, P.E., Manager of Engineering

**Subject:** Item 6.B – Authorize the President of the Board and the General Manager to Sign the Right-of-Way Agreements, Escrow Documents, Wire Transfer Requests, and Certificates of Acceptance for the Easement Deeds for CMWD Parcels No. 6301, 6303, and 6308 for the Calleguas-Ventura Interconnection (Project No. 562)

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**Objective:** Accept the easements to allow for the construction of the Calleguas-Ventura Interconnection.

**Recommended Actions:** Authorize the President of the Board and the General Manager to sign the Right-of-Way Agreements, Escrow Documents, Wire Transfer Requests, and Certificates of Acceptance for the Easement Deeds for CMWD Parcels No. 6301, 6303, and 6308.

**Budget Impact:** None. Capital project budget was previously allocated for construction of and right-of-way acquisition for the Calleguas-Ventura Interconnection (Project No. 562).

**Discussion:** Construction of the Calleguas portion of the pipeline for the Calleguas-Ventura Interconnection requires easements on land outside of the public right-of-way, including easements from AMS Melinda LLC (AMS), Montgomery Properties LLC (Montgomery), and the City of Oxnard (Oxnard). Staff worked with AMS, Montgomery, and Oxnard to finalize the easement agreements and deeds, culminating with the granting of the easements. The properties are located in the Camarillo area as shown on the attached map. Oxnard's exclusive easement rights provide them with the authority to grant the easements to Calleguas. The Easement Deeds include a permanent easement for the pipeline and a temporary easement to facilitate construction. The purchase price for all easements was based on a detailed formal appraisal.

With the acceptance of these three easements, four out of the ten required easements will have been acquired. The remaining easements are being negotiated with the property owners and will be brought to the Board for consideration once they are ready.

**Attachments:**

- Right-of-way location map

CMWD Parcel No. 6301

- Right-of-Way Agreement
- Escrow instructions
- Escrow estimated closing statement
- Wire transfer request
- Easement Deed

CMWD Parcel No. 6303

- Right-of-Way Agreement
- Escrow instructions
- Escrow estimated closing statement
- Wire transfer request
- Easement Deed

CMWD Parcel No. 6308

- Easement Transfer Agreement
- Easement Deed

# Calleguas - Ventura Interconnection, Project 562

Right-of-Way location map

July 1, 2026

AMS Melinda, LLC Property  
CMWD parcel No. 6301

Montgomery Properties, LLC  
CMWD parcel No. 6303

City of Oxnard Easement Area  
CMWD parcel No. 6308

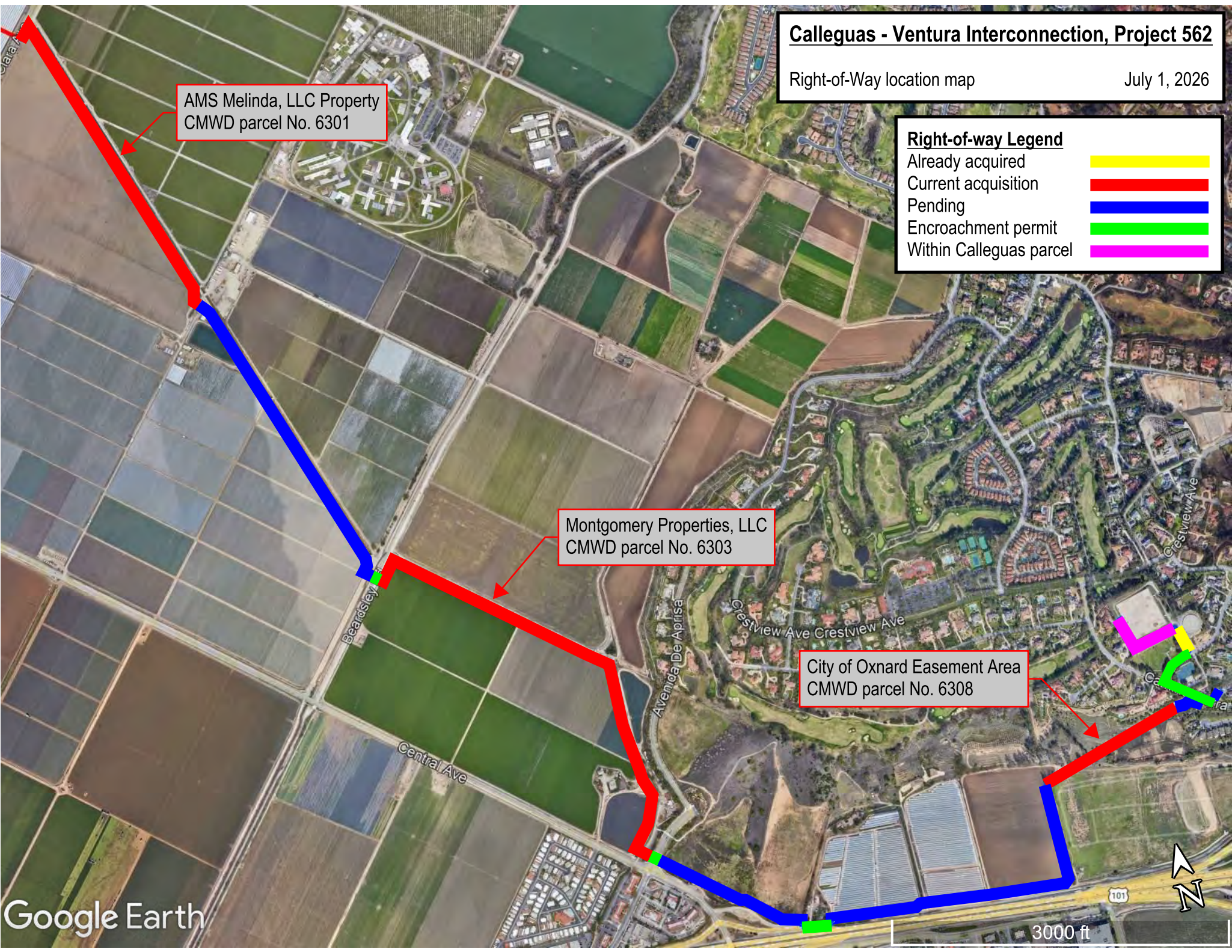
**Right-of-way Legend**

- Already acquired █
- Current acquisition █
- Pending █
- Encroachment permit █
- Within Calleguas parcel █

Google Earth



3000 ft



PARCEL NO.: 147-0-050-375  
PROJECT: Calleguas - Ventura Interconnection (Project No. 562)  
TITLE REPORT NO.:4001-6800631  
ESCROW NO.:  
DISTRICT PARCEL NO.: 6301

**RIGHT OF WAY AGREEMENT  
(WITH ESCROW INSTRUCTIONS)**

THIS AGREEMENT is made and entered into by and between

**AMS Melinda LLC, a Delaware Limited Liability Company**

hereinafter referred to as "Grantor", and

**Calleguas Municipal Water District**

hereinafter called "District."

An Easement Deed ("Deed") covering the property rights particularly described therein, has been executed concurrently with this Agreement and delivered to District representatives.

In consideration of which, and other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said Deed and shall relieve the District of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.

2. The District shall:

A. PAYMENT - Pay to the order of the Grantor the sum of One Hundred Twenty-Three Thousand Three Hundred Eight Dollars (\$123,308), as consideration in full for the real property interests being conveyed in the referenced Deed, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid upon the close of escrow, which shall occur when title to said real property interests has vested in District free and clear of all liens, encumbrances, assessments, easements and leases, recorded or unrecorded, except for recorded public utility easements and public rights of way.

B. MISCELLANEOUS COSTS - Pay all escrow, title insurance, and recording fees incurred in this transaction.

C. CLEARANCE OF BONDS, ASSESSMENTS, OR DELINQUENT TAXES - Have the authority to deduct and pay from the amount shown in Clause 2.A. above any amount necessary to satisfy any bonds, demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

D. PROPERTY RESTORATION - Shall, upon completion of construction, generally restore (i) the surface of the easement areas and (ii) any and all below ground or subsurface pipes and drainage facilities described in the referenced Deed to a comparable or better condition than that which existed prior to District's project construction, to the extent reasonably practical, except

in areas where surface appurtenances such as markers, manholes, air vents, instrumentation cabinets, bollards, and access vaults may be located.

E. INDEMNIFICATION - Indemnify and hold harmless Grantor from any and all claims, damages, costs, judgments, or liability caused by District or its officers, employees or agents specifically arising from District's project construction and restoration work on Grantor's property or as a direct result of District's operation of District facilities on Grantor's property.

F. RECORDATION OF INSTRUMENT - Accept the Deed herein referenced and cause the same to be recorded in the office of the Ventura County Recorder at such time as when clear title can be conveyed to the District.

3. The Grantor:

A. SUBORDINATION OF MORTGAGE OR DEED OF TRUST - Agrees that Grantor will obtain, at Grantor's sole cost, the subordination of any mortgage or deed of trust recorded against the real property owned by Grantor, or to otherwise obtain the written approval of any lender holding a mortgage or deed of trust on such real property of the Deed, as described in Items No.'s 28-30, of the preliminary title report issued by First American Title Company, dated November 8, 2024, referenced as Order No: 4001-6800631.

B. HARVESTING OF CROPS – Agrees to harvest, or to assure that all crops growing within the Easement areas being conveyed to District by the herein referenced Easement Deed are harvested, prior to the commencement of the Temporary Construction Easement, provided that District provides Grantor with a written ninety (90) day advance Notice of Commencement of Construction and stakes the easement boundaries within 30 days of issuing such Notice. Grantor agrees not to replant, nor allow others to replant, anything within said Easement areas after the date of said Notice of Commencement of Construction until all construction and restoration work is completed by District on Grantor's property.

C. LEASE INDEMNIFICATION -Warrants there are no oral or written leases on all or any portion of the Easement Areas described in the referenced Easement Deed other than a lease with Duda Farm Fresh Foods. Grantor agrees to hold the District harmless and reimburse District for any and all of its losses and expenses occasioned by reason of any undisclosed lease of said property held by tenant of Grantor.

4. The Parties agree:

A. ESCROW - To open an escrow in accordance with this Agreement at Camarillo Escrow Company. This Agreement constitutes the joint escrow instructions of District and Grantor, and Escrow Agent to whom these instructions are delivered is hereby empowered to act under this Agreement. The parties hereto agree to do all acts necessary to close this escrow in the shortest possible time.

As soon as possible after opening of escrow, District will deposit the executed Deed by Grantor, with Certificate of Acceptance attached, with Escrow Agent on Grantor's behalf. District agrees to deposit the purchase price within three (3) days from the opening of Escrow. District and Grantor agree to deposit with Escrow Agent all additional instruments as may be necessary to complete this transaction. All funds received in this escrow shall be deposited with other escrow funds in a general escrow fund account(s) and may be transferred to any other such escrow trust

account in any State or National Bank doing business in the State of California. All disbursements shall be made by check or wire from such account.

Any taxes which have been paid by Grantor, prior to opening of this escrow, shall not be pro-rated between District and Grantor, but Grantor shall have the sole right after close of escrow, to apply to the County Tax Collector of said County for any refund of such taxes which may be due Grantor for the period after District's acquisition.

- i) ESCROW AGENT DIRECTIVES - Escrow Agent is authorized to, and shall:
  - a) Pay and charge Grantor for any unpaid delinquent taxes and/or any penalties and interest thereon, and for any delinquent assessments or bonds against that portion of Grantor's Real Property subject to this transaction, as required to convey clear title.
  - b) Pay and charge District for any escrow fees, charges and costs payable under Paragraph 2.B. of this Agreement.
  - c) Disburse funds and deliver Deed when conditions of this escrow have been fulfilled by District and Grantor.
  - d) Following recording of Deed from Grantor, provide District with a CLTA Standard Coverage Policy of Title Insurance in the amount of \$123,308 issued by First American Title Company showing that title to the herein Easements described in the Deed are vested in District, subject only to the following exceptions, and the printed exceptions and stipulations in said policy:
    - 1) Real Property Taxes for the fiscal year in which escrow closes.
    - 2) Items No.'s 1-27 and 31-34, of the preliminary title report issued by First American Title Company, dated November 8, 2024, referenced as Order No: 4001-6800631, and other items that may be approved by District in writing in advance of the close of escrow.
- ii) CLOSE OF ESCROW - The term "close of escrow", if and where written in these instructions, shall mean the date necessary instruments of conveyance are recorded in the office of the County Recorder. Recordation of instruments delivered through this escrow is hereby authorized.

B. JUDGMENT IN LIEU OF DEED - In the event Grantor is unable to deliver title within a reasonable period of time in accordance with the terms of this Agreement, the District may file an action in eminent domain to pursue the acquisition of the real property interests described in the referenced Deed, and this Agreement shall constitute a stipulation which may be filed in said proceedings as final and conclusive evidence of the total amount of damages for the taking, including all of the items listed in Section 1260.230 of the Code of Civil Procedure, regarding said property rights.

C. ARTICLE HEADINGS - Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

D. COMPLETE UNDERSTANDING - This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in writing by the parties hereto or their successors or assigns.

E. SETTLEMENT PROPOSAL - This Agreement represents Grantor's settlement proposal and is expressly subject to and contingent upon District's acceptance and approval. Deposit into escrow of a fully executed copy of this Agreement constitutes acceptance and approval by District. District shall not be bound to the terms and conditions herein unless and until this Agreement has been approved and ratified by the Board of the District and has been executed by the appropriate District official(s) acting in their authorized capacity.

F. DISTRICT BOARD APPROVAL - This Agreement is subject to and conditioned upon approval and ratification by the Board of the Calleguas Municipal Water District. This Agreement is not binding upon the District until executed by the appropriate District official(s) acting in their authorized capacity.

**No Obligation Other Than Those Set Forth Herein Will Be Recognized.**

GRANTOR:

**AMS Melinda, LLC, a Delaware Limited Liability Company**

By: Melinda Kaihara  
Melinda Kaihara  
Manager

Date: 5-29-26

MAILING ADDRESS OF GRANTOR:

AMS Melinda, LLC  
Attn: Melinda Kaihara &  
Jason Pennington  
P.O. Box 3535  
Camarillo, CA 93011

DISTRICT:

**Calleguas Municipal Water District**

By: \_\_\_\_\_  
Raul Avila, President, Board of Directors

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Kristine McCaffrey, General Manager

Date: \_\_\_\_\_

MAILING ADDRESS OF DISTRICT:

Calleguas Municipal Water District  
2100 East Olsen Road  
Thousand Oaks, CA 91360-6800



445 ROSEWOOD AVENUE, SUITE L, CAMARILLO, CA 93010 805-389-6626 • FAX 805-389-6625

**SUPPLEMENTAL INSTRUCTIONS & GENERAL PROVISIONS**

TO: Camarillo Escrow Company

Date: June 4, 2026  
Escrow Officer: Debbie Hansen & Gina Larson  
Escrow Number: 11767

**CAMARILLO ESCROW COMPANY IS LICENSED AS AN ESCROW AGENT BY THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION, LICENSE #9631741**

"The parties to this escrow agree that they will notify Escrow Holder, by separate written notice, of any changes, additions and/or deletions made to these escrow instructions. Such notice will be delivered concurrently with the delivery of these escrow instructions to the Escrow Holder."

**AGREEMENT FOR ACQUISITION OF EASEMENTS AND JOINT ESCROW INSTRUCTIONS.:**

Escrow Holder has received and acknowledged an executed copy of RIGHT OF WAY AGREEMENT AND JOINT ESCROW INSTRUCTIONS) . Only those paragraphs or applicable portions thereof in the Agreement dealing with financing, escrow, allocation of costs, title and vesting, prorations, property taxes and Seller's assignment of proceeds necessary to pay the broker commission, if any constitute the instructions which you are to use, along with any mutual instructions, to close the transaction described therein. We will execute additional instructions, documents and forms necessary to complete this transaction. Escrow Holder's general provisions are attached hereto and are incorporated into these instructions. To the extent provisions of the Agreement are inconsistent or contrary to the agreement, it is agreed that the escrow will control as to the duties of Escrow Holder.

**DEPOSIT OF CLOSING FUNDS:** Pursuant to Federal Regulations and the California Insurance Code, all funds deposited for close of escrow by parties hereto **MUST** be in one of the following forms: 1) Cashier's Check, Teller Check or Certified Check for amounts under \$100,000.00 (FUNDS MUST BE DEPOSITED TWO (2) BUSINESS DAYS PRIOR TO CLOSE OF ESCROW); **OR** 2) Direct electronic "wire" transfer into escrow trust account for amounts of \$100,000.00 or more (please contact Escrow Holder for wiring instructions). Bank charges for wire transfers shall be paid by the party for whose benefit the wire transfer is made.

**ADDITIONAL TERMS, CONDITIONS AND INSTRUCTIONS:**

- A) **CHANGES, SUPPLEMENTS AND/OR ADDITIONS:** FURTHER, NOTWITHSTANDING ANY PROVISIONS CONTAINED TO THE CONTRARY IN THE REAL ESTATE PURCHASE CONTRACT AND ANY COUNTER OFFERS, ADDENDUMS OR SUPPLEMENTS THERETO, the following provisions are changed, supplemented and/or added:
  
- B:) **TAX WITHHOLDING:** 1) Under the Foreign Investment in Real Property Tax Act (FIRPTA), IRC Section 1445, every Buyer must, unless an exemption applies, deduct and withhold 10% of the gross sales price from Seller's proceeds and send it to the Internal Revenue Service, if the Seller is a "foreign person" under that statute. 2) In addition, under California Revenue and Taxation Code Section 18662, every Buyer must, unless an exemption applies, deduct and withhold 3 1/3% of the gross sales price from Seller's proceeds and send it to the Franchise Tax Board (FTB): If the subject property is not Seller's principal residence, or if the Seller is a corporation with no permanent place of business in California. 3) Penalties may be imposed on a responsible party for non-compliance with the requirements of these statutes and related regulations. Seller and Buyer agree to execute and deliver any instrument, affidavit, statement, or instruction reasonably necessary to carry out these requirements, and to withholding of tax under those statutes if required. (SELLER'S AFFIDAVIT OF NON-FOREIGN STATUS AND/OR CALIFORNIA RESIDENCY (C.A.R Form AS-14), OR BUYER'S AFFIDAVIT (C.A.R. Form AB-11), IF APPLICABLE, SHALL SATISFY THESE REQUIREMENTS.) **FRANCHISE TAX BOARD – REAL ESTATE WITHHOLDING: SELLER WILL COMPLETE A CALIFORNIA 593 FORM PRIOR TO THE CLOSE OF ESCROW. IF SELLER IS SUBJECT TO REAL ESTATE WITHHOLDING REQUIREMENTS, ESCROW HOLDER WILL WITHHOLD FROM SELLER'S PROCEEDS 3 1/3% OF THE TOTAL SALES PRICE AND SEND IT TO THE FRANCHISE TAX BOARD ON SELLER'S BEHALF.**
  
- C) **FACSIMILE SIGNATURES/DOC U SIGN:** In the event any party utilizes "Facsimile" or "Doc U Sign" transmitted signed instructions to Escrow Holder, you are to rely on same for all escrow instruction purposes and the closing of escrow as if they bore original signatures. Parties herein are advised that documents with non-original signatures may not be accepted for recording by the County Recorder, thus making impossible the closing of this escrow without the submission of original documents.

\* \* \* \* \*

**BY SETTING FORTH HIS/HER FULL AND COMPLETE SIGNATURE HEREINBELOW AND BY INITIALING ALL OTHER PAGES, INCLUDING THE "GENERAL PROVISIONS", AS INDICATED THEREON, ("EXECUTION") EACH PARTY TO THIS ESCROW ACKNOWLEDGES RECEIPT OF SAME AND AGREES THAT SUCH EXECUTION SHALL BE DEEMED HIS/HER FULL ACCEPTANCE AND APPROVAL OF, CONCURRENCE IN, AND AGREEMENT TO BE BOUND BY, ALL OF THE TERMS, PROVISIONS, CONDITIONS, CONTINGENCIES, INSTRUCTIONS AND AGREEMENTS CONTAINED HEREIN, IN THEIR ENTIRETY.**

BUYERS INITIALS \_\_\_\_\_

SELLERS INITIALS \_\_\_\_\_

AmS Melinda, LLC, a Delaware Limited Liability  
Company

By: Melinda Kaihara, Manager

Calleguas Municipal Water District

By: Raul Avila, President, Board Of Directors

By: Kristine McCaffrey, General Manager

Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_

## GENERAL PROVISIONS

YOU ARE FURTHER INSTRUCTED AND IT IS FURTHER AGREED OR ACKNOWLEDGED BY SELLER AND BUYER THAT:

1. Time is of the essence of these and all additional or amended instructions. If this escrow is not in condition to close on the last date specified herein for delivery of funds and documents, a party who then shall have fully complied with the instructions may, in writing, demand the return of his money and/or property. However, if none have complied, any party may demand the return of his money and/or property. IF NO SUCH DEMAND IS MADE, CLOSE THIS ESCROW AS SOON AS POSSIBLE. IF THIS ESCROW IS NOT TO BE CLOSED, YOU ARE TO RETURN TO EACH PARTY ONLY THE MONEY AND/OR PROPERTY WHICH HE DEPOSITED INTO ESCROW.
2. Seller represents and warrants, and you shall be fully protected in assuming that, as to any insurance policy handed you, such policy is in force, has not been hypothecated, and that all necessary premiums therefore have been paid. You will transmit the assignment of any insurance policy handed you for use in this escrow, but you shall not be responsible for verifying the receipt or acceptance of the assignment of the policy by the insurance company. ESCROW HOLDER SHALL MAKE NO ATTEMPT TO VERIFY THE RECEIPT OR ACCEPTANCE OF THE ASSIGNMENT BY THE INSURANCE COMPANY. Seller and Buyer acknowledge that if the insurance company should fail to receive or accept said assignment, the insurance company may deny coverage for any loss suffered by the Buyer. IT IS THE OBLIGATION OF THE BUYER OR HIS REPRESENTATIVE TO VERIFY THE RECEIPT AND ACCEPTANCE OF THE ASSIGNMENT OF THE POLICY BY THE INSURANCE COMPANY.
3. Order the title search immediately. Unless otherwise instructed, you are authorized to obtain a policy of title insurance through any title insurance company authorized to conduct business in the county in which the above described property is located.
4. The parties jointly instruct you that should the vesting and/or legal description established in the initial escrow instructions change during the course of the escrow, you are authorized to correct the grant deed to comply with such changes, provided that you are in receipt of an amended vesting instruction and/or a preliminary title report which shows the correct legal description. You shall make any such correction even though the grant deed has already been executed.
5. You shall not be liable for any error of judgment of for any act done or omitted by you in good faith, or for any mistake of fact or law, except for your own willful misconduct. You shall have no duties to anyone by reason of these instructions except the undersigned.
6. If any party to these instructions applies for a loan on the above described property, you are authorized to furnish the prospective lender any information it requests concerning this escrow.
7. All funds received in this escrow shall be deposited with other escrow funds in a trust escrow account for CAMARILLO ESCROW COMPANY, and may be transferred freely among such trust account or accounts.
8. Buyer and Seller are aware that the property will be reassessed upon change of ownership. A supplemental tax bill will be received by the Buyer, which may reflect an increase or decrease in taxes based on appraised property value. If there is an impound account for taxes with a Lender, the amount of the periodic impound payment may change.
9. All periods of time referred to in these instructions shall include all Saturdays, Sundays and State or National Holidays, unless the period of time specifies business days. If business days are specified, a business day is any day other than Sundays and State or National Holidays. However, if the date for the last date to perform any act or of giving any notice with respect to these instructions shall fall on a Saturday, Sunday, or State or National Holiday, such act or notice may be timely performed or given on the next succeeding day which is not a Saturday, Sunday or State or National Holiday.
10. In the event any Offer to Purchase, Deposit Receipt, or any other form of Purchase Agreement is deposited in this escrow, it is understood that such document shall be effective only as among the parties signing said document. You as Escrow Holder are not to be concerned with the terms of such document and are relieved of all responsibility in connection therewith. You are to be concerned only with the directives specifically set forth in these escrow instructions and amendments thereto. Further, you are not to be concerned or liable for items designated as "memoranda" in these escrow instructions nor with any other agreement or contract between the parties. You are authorized to furnish copies of escrow instructions, supplements, amendments, or notices of cancellation and closing statements in this escrow to real estate broker(s) and lender(s) referred to in this escrow. You are not required to submit any title report issued in connection with this escrow to any party or agent unless directed to do so by written mutual instructions. You may, however, do so without incurring liability to any party for such submission. You are hereby authorized to submit such report to any proposed lender.
11. If there is no compliance by any party to this escrow within any six-month period after any time limit date as set forth in these escrow instructions or written extension thereof, your agency obligation may be terminated at your sole option and all documents, monies or other items held by you should you elect to terminate your agency obligation shall be returned to the respective parties depositing thereto, less fees and charges herein provided.
12. Should this escrow cancel for any reason, you are entitled to a cancellation fee in accordance with your schedule in effect from time to time. Any such cancellation fee may be deducted from any funds on deposit with you. If this escrow has been inactive for a period of twelve (12) consecutive months you are authorized to deduct from any funds on deposit with you, a monthly service fee, in accordance with your schedule from time to time.
13. If any check submitted to escrow is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.
14. You are hereby authorized to deposit any funds or documents handed you under these escrow instructions, or cause the same to be deposited, with any duly authorized sub-escrow agent, subject to your order at or prior to close of escrow, in the event such deposit is necessary or convenient for the consummation of this escrow.
15. All parties hereto understand and agree that these instructions when executed by the parties hereto become effective only when they have been deposited with and accepted by you. You have the right to destroy these instructions and papers related to this escrow after five (5) years from date of close of escrow.
16. NO NOTICE, DEMAND, OR CHANGE OF INSTRUCTIONS SHALL BE OF ANY EFFECT IN THIS ESCROW UNLESS GIVEN IN WRITING BY ALL PARTIES AFFECTED THEREBY. In the event conflicting demands or notices are made or served upon you or any controversy arises between the parties hereto, or with third persons arising out of or relating to this escrow, you shall have the absolute right to withhold and stop all further proceedings in, and performances of, this escrow, until you receive written notification satisfactory to you of the settlement of the controversy by agreement of the parties thereto or by final judgment of a court of competent jurisdiction. You may at your option in case of any conflict or controversy interplead the property and monies you hold in this escrow by filing an interpleader action with the appropriate court. All of the parties in this escrow hereby jointly and severally promise and agree to pay promptly on demand, as well as to indemnify you and to hold you harmless from and against, all litigation and interpleader costs, damages, judgments, attorney fees, expenses, obligations, and liabilities of every kind which, in good faith, you may incur or suffer in connection with or arising out of this escrow, whether said litigation, interpleader, obligations, liabilities, or expenses arise during the performance of this escrow, or subsequent thereto, or directly or indirectly.
17. You are not to be concerned with the giving of any disclosures required by Federal or State law, specifically but not exclusively, RESPA (Real Estate Settlement Procedures Act), Regulation Z (Truth in Lending Disclosures), or any other warnings, or any warranties, express or implied. Nor are you to be concerned with the effect of zoning ordinances, land division regulations, or building restrictions, which may pertain to or affect the land or improvements that are the subject of this escrow. Nor are you to be concerned with the giving of any disclosures required by any local, state or federal taxing authorities, or other warnings, or any warranties, express or implied, including, but not limited to the Foreign Investment in Real Property Act.
18. You shall not be responsible or liable in any matter whatsoever for the sufficiency or correctness as to form, manner of execution or validity of any documents deposited in escrow, or as to the identity, authority or rights of any person executing the same, either as to documents of record of those handled in this escrow. Your duties hereunder shall be limited to the safekeeping of such money and documents received by you as Escrow Holder, and for the disposition of the same in accordance with the written instructions accepted by you for this escrow. You shall not be required to take any action in connection with the collection, maturity or apparent illegality of any obligations deposited in this escrow, unless otherwise instructed.
19. You shall have no responsibility for notifying any of the parties of this escrow of any sale, resale, loan, exchange, or other transaction involving any property herein described or of any profit realized by any person, firm or corporation (broker, agent, and parties to this, and/or escrow included) in connection therewith, regardless of the fact that such transaction(s) may be handled by you in this escrow or in any other escrow.
20. You shall make payment to or for, or delivery documents to or for any party only if in your exclusive judgment such payment or delivery may be made without your incurring any liability and you shall have no obligation to pay any costs or charges for the account of any party hereto except from funds deposited by the party to be charged. As a condition to close the escrow you may require that all interested parties approve in writing the final documents and instructions to be delivered hereunder. All disbursements are to be made by your check and you are to deliver all checks and documents to the parties entitled hereto. You may use regular mail to the parties' respective addresses shown herein. Recordation of any instruments delivered through this escrow, if necessary or proper and the issuance of the policy of title insurance called for, is authorized. You shall instruct the County Recorder to mail recorded instruments to the parties entitled thereto.
21. These instructions may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and said counterparts together shall constitute one and the same instrument.
22. The parties hereto jointly and severally agree to pay all costs, damages, judgments, and expenses, including reasonable attorneys' or any fees, suffered or incurred by you in connection with or arising out of this escrow. You shall have a first lien on the property, including monies and papers held under this escrow for such compensation and expenses.



445 ROSEWOOD AVE., SUITE L, CAMARILLO, CA 93010 (805) 389-6626 • FAX (805) 389-6625

**BUYER/BORROWER STATEMENT**  
Estimated

File No.: 11767  
Officer/Escrow Officer: Debbie Hansen & Gina Larson

Printed Date/Time: 06/04/2026 - 2:32:41PM  
Page 1 of 1

Closing Date:  
Disbursement Date:

Buyer/Borrower: Calleguas Municipal Water District  
Seller: AmS Melinda, LLC, a Delaware Limited Liability Company  
Property: CA

DESCRIPTION	DEBITS	CREDITS
<b>TOTAL CONSIDERATION</b>	123,308.00	
<b>TITLE CHARGES</b>		
Owner's Premium for 123,308.00: First American Title	745.00	
Recording Service Fee: First American Title	23.00	
<b>ESCROW CHARGES TO: Camarillo Escrow Company</b>		
Escrow Fee	850.00	
<b>ADDITIONAL DISBURSEMENTS:</b>		
Miscellaneous Fee: Refundable Cushion	250.00	
<b>SUBTOTALS</b>	125,176.00	
<b>DUE FROM BUYER/BORROWER</b>		125,176.00
<b>TOTALS</b>	125,176.00	125,176.00

Calleguas Municipal Water District

\_\_\_\_\_  
Raul Avila, President, Board Of Dir

\_\_\_\_\_  
Kristine McCaffrey, General Manager

\_\_\_\_\_  
Debbie Hansen & Gina Larson, Escrow Officer

# WIRE REQUEST

**TO: ACCOUNTING DEPARTMENT**

**FROM/REQUESTER:** Jay Lukiewski **DATE:** 06/18/2026

**RECIPIENT/PAYEE NAME AND ADDRESS:**

Camarillo Escrow Co. Trust Account

445 Rosewood Ave, Suite L

Camarillo, CA 93010

**RECIPIENT'S ACCOUNT NUMBER:** 9012711168

(Account where money should be deposited-Required)

**RECIPIENT/PAYEE BANKS NAME AND ADDRESS:**

First American Trust, FSB

5 First American Way

Santa Ana, CA 92707

**BANK ID:** 122241255

(9 digit routing number provided bank-Required)

**AMOUNT:** 125,176.00

**PURPOSE AND ANY INFORMATION TO BE INCLUDED WITH WIRE:**

Reference No. 11767. AMS Melinda, LLC Easement acquisition for the

Calleguas-Ventura Interconnection - Parcel 6301

**PROJECT NAME/NUMBER IF APPLICABLE:** 562

**GL CODING:** 20-2-99-9500

**DATE REQUIRED:** 07/07/26

**APPROVED BY MANAGER:** \_\_\_\_\_

**APPROVED BY GENERAL MANAGER:** \_\_\_\_\_

**APPROVED BY BOARD MEMBER:** \_\_\_\_\_

\*Required for all wire transfers over \$100,000. It may take extra time to process depending on availability of Board Members.

Recorded at request of and  
When recorded return to:

Hamner, Jewell & Associates  
Government Real Estate Services  
3183 Duncan Road, Suite E  
San Luis Obispo, CA 93401

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

Calleguas Municipal Water District

**EASEMENT DEED**

Calleguas - Ventura Interconnection (Project No. 562)

APN: 147-0-050-375  
CMWD Parcel No. 6301

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

AMS MELINDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GRANTOR")

do(es) hereby GRANT to the

CALLEGUAS 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 or wastewater 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 devices, pull boxes, and all related incidents, fixtures, and appurtenances. The markers, test stations, pull boxes, blow off valves, air release valves, manholes, other related facilities, and turnouts may be located above ground or partially above ground; provided that any surface or above ground physical facilities shall be located and otherwise consistent with the construction plans dated March, 2026, unless any new facilities have been approved in advance by Grantor, which approval shall not be unreasonably withheld. 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 unincorporated County of Ventura, State of California, and is described in Exhibit "A," attached hereto and incorporated by reference herein. The "Easement Area" which comprises the Permanent Easement is described and depicted in Exhibit "B", 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 non-exclusive right of ingress and egress for personnel, vehicles, and construction equipment within the Easement Area at any time, without prior notice.

3. As the amount of earth or other fill over its facilities can affect the structural integrity of the District's underground facilities, District shall have the right to maintain the height of earth or other fill over District's underground facilities. Grantor(s) shall not temporarily or permanently modify, or allow others to in any way modify, the ground surface elevation in the Easement Area from the elevation established upon completion of construction of the District's facilities without the District's written consent, which consent shall not be withheld unreasonably. Grantor(s) shall not conduct, or permit others to conduct, grading operations, ripping, stockpiling, or use, or permit others to use, explosives within or proximate to the Easement Area to the extent that District facilities may be damaged.

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 excepting vegetation which endangers the integrity of District Facilities; provided, however, that District shall have the right to clear and keep clear from the Easement Area all explosives, buildings, structures, walls, and other facilities of a permanent nature, and any earth cover or stockpile of material placed without the District's written consent, which interfere with District's use of the Easement Area. Grantor shall not construct, nor permit others to construct, such permanent facilities which conflict with District's ability to use the Easement Area. District shall have the right of exclusive use and possession within the Easement Area for a distance of one (1) foot in every direction around the outside surface of the underground water pipeline. In addition to any other legal and equitable remedies for violations of this paragraph, District shall have the right to do all things necessary and proper to remove any such vegetation, explosives, improvements, and materials, at the Grantor's expense.

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 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 Exhibit "C", attached hereto and incorporated by reference herein ("Temporary Construction Easement"). Said Temporary Construction Easement shall commence ninety (90) days after issuance by District of a Notice of Commencement of Construction, which shall be issued to Grantor by U.S. Mail, 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 for a maximum of three (3) extensions of three (3) months each 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 **Four Thousand Six Hundred Eighty-Eight Dollars (\$4,688)** 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, 2029.

**GRANTORS:**

**AMS Melinda, LLC, a Delaware Limited Liability Company**

By: Melinda Kaihara  
Melinda Kaihara  
Manager

Date: 5-29-26

**ACKNOWLEDGMENT**

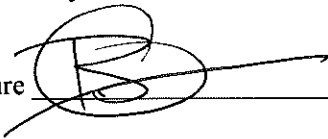
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

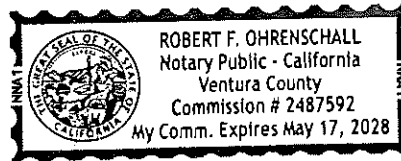
State of California  
County of VENTURA

On 05/29/2020 before me, ROBERT F. OHRENSCHALL, Notary Public, personally appeared Melinda Kaihara, 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 or grant dated \_\_\_\_\_, from AMS Melinda, LLC, a Delaware Limited Liability Company, is hereby accepted by order of the Board of Directors of Calleguas Municipal Water District on \_\_\_\_\_, pursuant to authority conferred by Ordinance No. 18, which the Calleguas Municipal Water District Board of Directors adopted on July 21, 2021, and the grantee consents to the recordation thereof by its duly authorized officers.

Dated: \_\_\_\_\_

CALLEGUAS MUNICIPAL WATER DISTRICT

By: \_\_\_\_\_  
Raul Avila, President, Board of Directors

By: \_\_\_\_\_  
Kristine McCaffrey, General Manager

STATE OF CALIFORNIA)

SS

COUNTY OF VENTURA)

I, \_\_\_\_\_, Clerk of the Board of Directors of Calleguas Municipal Water District, DO HEREBY CERTIFY that the attached and foregoing is a full, true and correct copy of Ordinance No. 18 of said Board, and the same has not been amended or repealed.

By: \_\_\_\_\_  
Clerk of the Board

Dated: \_\_\_\_\_

**ORDINANCE NO. 18**

**AN ORDINANCE OF CALLEGUAS MUNICIPAL WATER DISTRICT  
COVERING THE AUTHORITY OF OFFICERS TO EXECUTE CONTRACTS AND INSTRUMENTS**

WHEREAS, Calleguas Municipal Water District (the "District") is a public agency and special district created in 1953 by a vote of the electorate and organized pursuant to the Municipal Water District Act of 1911, as amended; and

WHEREAS, the District is a member agency of the Metropolitan Water District of Southern California ("Metropolitan" or "Metropolitan Water District"). Metropolitan is a consortium of 26 cities and water districts which cooperatively plan and manage water supply resources for approximately 17 million people in parts of Los Angeles, Orange, San Diego, Riverside, San Bernardino and Ventura counties; and

WHEREAS, the District's mission is to provide the service area with a reliable supplemental supply of regional & locally developed water in an environmentally and economically responsible manner.; and

WHEREAS, it is necessary for the District to enter into contracts and instruments from time to time in order to carry out its mission; and

WHEREAS, the Board of Directors has determined that it is appropriate to adopt a policy governing the authority of certain officers of the District to bind the District by contract or instrument;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CALLEGUAS MUNICIPAL WATER DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. That, subject to all applicable provisions of the Municipal Water District Act of 1911, as amended, the following policies for binding the District by contract or instrument are hereby adopted and shall become effective on the date adopted by the Board of Directors.

SECTION 2. DEFINITIONS.

(a) "Administrative Code" shall mean the Administrative Code adopted by the Board of Directors, as may be amended from time to time by the Board of Directors.

(b) "Board of Directors" shall refer to the Board of Directors of the Calleguas Municipal Water District.

(c) "Contract" means any oral or written agreement to do or not to do a certain thing, including, without limitation, a purchase or sale contract, lease, contract for services, purchase order, employment agreement, and any amendment, extension, modification or addendum to any contract. "Contract" and "agreement" are synonymous.

(d) "District" shall mean the Calleguas Municipal Water District, duly organized under and by virtue of the Municipal Water District Act of 1911, as amended.

(e) "General Manager" shall refer to the person then serving as General Manager, or Acting General Manager (as defined in the Administrative Code), of the District.

(f) "Instrument" shall mean any document that states some contractual relationship or grants some right, including without limitation deeds, promissory notes, powers of attorney, and negotiable instruments.

SECTION 3. CONTRACTING AUTHORITY. The authority to enter into and sign contracts and instruments for and on behalf of the District is hereby delegated as follows:

(a) President, Vice President, Secretary and Treasurer. The following contracts and instruments will require two signatures including the signature of either the President or Vice President of the District and the signature of either the Secretary or Treasurer of the District:

(i) All general construction contracts in the amount of Thirty-Five Thousand Dollars (\$35,000.00) or more;

(ii) All materials procurement contracts in the amount of One-Hundred Thousand Dollars (\$100,000.00) or more;

(iii) All contracts and instruments relating to the issuance or acquisition of bonds or other financing;

(iv) All settlement agreements, consent decrees and all other contracts and instruments relating to litigation;

(v) All contracts for the retention of accounting and legal services.

(b) General Manager and President or Vice President. The following contracts and instruments will require the signature of either the President or the Vice President of the District and the signature of the General Manager:

(i) All contracts and instruments providing for the purchase, sale, exchange and/or other conveyance of real estate, or any interest therein, including, without limitation, all purchase and sale agreements, deeds, leases, right-of-way agreements, licenses, and easements, *except for* temporary construction easements as described in Subsection (c)(v) of this Section 3.

(c) General Manager. The General Manager is authorized to enter into and sign for and on behalf of the District the following contracts and instruments, and may do so without the prior approval of the Board of Directors, or any other person, except as expressly required hereunder:

(i) Contracts for the retention of professional services as follows:

Fixed scope and fee	\$100,000
Paid for on a time and materials basis	\$100,000 in one fiscal year

(ii) Contracts relating to employment and termination of employment as follows:

(aa) The General Manager has the power and authority to hire and discharge employees and assistants of the District, other than those referred to in Section 71340 of the California Water Code. In accordance therewith, the General Manager is authorized to prescribe duties, fix compensation, and enter into and sign on behalf of the District all employment contracts, letters offering employment, and all termination or separation agreements, subject, however, to all of the following:

(1) The General Manager shall comply with all applicable requirements of the Administrative Code, including without limitation the duty to fix compensation within the applicable salary range authorized by the Board of Directors from time to time, and the duty to periodically report to the Board of Directors concerning certain employment related actions;

(2) All employment contracts and letters offering employment with respect to a newly created employment position, not previously authorized by the Board of Directors, shall require the advance approval of the Board of Directors;

(3) All contracts or agreements relating to the termination or separation of an employee from employment with the District that provide for payment or payments to the employee totaling more than two (2) months' salary and benefits shall require the advance approval of the Board of Directors.

(iii) All contracts with public agencies, utilities, railroads, and private property owners that relate to the construction, protection, or relocation of the District's facilities within rights-of-way owned or to be acquired by such entities, *except for* those construction contracts referenced in Subsection (a)(i) of this Section 3;

(iv) All performance bonds, payment bonds, and agreements for escrow deposits in lieu of retention withholdings associated with those construction contracts referenced in Subsection (a)(i) of this Section 3;

(v) All temporary construction easements or "right of entry" agreements with property owners, for durations of less than three (3) years, in connection with construction projects or operations and maintenance activities;

(vi) All contracts for construction services in amounts less than \$35,000, or the lease or purchase of materials, supplies and equipment in amounts less than \$100,000.

(vii) All contracts necessary to respond to an emergency in accordance with the requirements of Section 22050 of the California Public Contract Code;

(viii) Water sale contracts, including, without limitation, construction water contracts for the sale of construction water to contractors working on construction projects with the District and such other contractors as deemed necessary and appropriate by the General Manager, purchase orders for the sale of water to purveyors of the District, and contracts for construction of turnouts for purveyors of the District;

(ix) All contracts of insurance including, without limitation, insurance policies and endorsements for general liability, workers' compensation, automobile, and health benefits for employees of the District;

(x) All contracts for the purchase or sale of utility services, including without limitation electricity, gas, and water;

(xi) All construction change orders in which each individual change to the work is both less than \$100,000 and less than 25% of the original construction contract amount; The Manager of Engineering and Project Managers also have authority to sign Change Orders on terms as set forth in the District Administrative Code, as amended from time to time;

(xii) Any contract or instrument, not otherwise provided for in this Ordinance, that has been approved in advance by the Board of Directors.

(d) Designated Employees. Certain employees designated under the District Administrative Code have the authority to make purchases and sign purchase orders, contracts, and notice to proceed letters up to the limits set forth in the District Administrative Code, as amended from time to time.

#### SECTION 4. GENERAL TERMS AND CONDITIONS.

(a) Authority of the Board of Directors. The express authority delegated hereunder shall not restrict or otherwise limit the general authority of the Board of Directors to bind the District by contract or instrument as provided under applicable law, including, without limitation California Water Code Section 71300.

(b) Delegation to Positions. The delegation of authority hereunder is to positions, not to individuals. As of the effective date of this Ordinance, any outstanding delegation of signature authority to individuals which is inconsistent with this Ordinance is hereby void.

(c) Further Delegation. Except for the right of the General Manager to delegate his/her authority as provided in the Administrative Code, no officer or agent given authority to bind the District hereunder shall have the right or power to delegate that authority without the express written consent of the Board of Directors.

SECTION 5. LEGAL CHALLENGES. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more other sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 6. ADMINISTRATION. All contracts and instruments entered into by or on behalf of the District shall be in accordance with the authority delegated under this Ordinance, unless amended, modified, changed or repealed by the Board of Directors by resolution or ordinance.

SECTION 7. CONFLICTS. To the extent that this Ordinance conflicts with the terms of the Administrative Code or any resolution or ordinance previously adopted by the Board of Directors with respect to the delegation of authority to bind the District by contract or instrument, this Ordinance shall govern.

SECTION 8. EFFECTIVE DATE AND SUNSET. This Ordinance shall be given effect at 12:01 a.m. on August 20, 2021. This Ordinance shall not have a sunset date.

ADOPTED, SIGNED AND APPROVED this 21st day of July, 2021.

DocuSigned by:  
*Steve Blois*  
98C5B4FB956841C...

\_\_\_\_\_  
Steve Blois, President  
Board of Directors

On a motion by Director Avila, and seconded by Director Santamaria, the foregoing ordinance is adopted upon this 21st day of July 2021, by the following vote:

AYES: Directors Avila, Quady, Santamaria, Blois

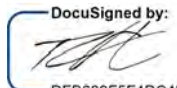
NOES: None

ABSTAINING: None

ABSENT: Director Waters

I HEREBY CERTIFY that the foregoing Ordinance was adopted at a regular meeting of the Board of Directors of Calleguas Municipal Water District held on July 21, 2021,.

ATTEST:

DocuSigned by:  
  
DFB689F6F4DC4F6...

\_\_\_\_\_  
Raul Avila, Secretary  
Board of Directors

(SEAL)

Exhibit A  
Real Property Legal Description

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

ALL THOSE PORTIONS OF LOTS 58 AND 61, AND ALL OF LOTS 59 AND 60, RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 3, PAGE 26](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND PARTICULARLY DESCRIBED AS AN ENTIRETY AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 58 AND THE SOUTHEASTERLY LINE OF SANTA CLARA AVENUE; THENCE WITH THE SOUTHEASTERLY LINE OF SAID SANTA CLARA AVENUE,

1ST: NORTH 39° 40' EAST 14.75 CHAINS; THENCE

2ND: SOUTH 50° 20' EAST 40 CHAINS TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 58; THENCE,

3RD: SOUTH 39° 40' WEST 69.25 CHAINS; AT 14.75 CHAINS THE CORNER COMMON TO LOTS 53, 54, 58 AND 59 OF SAID RANCHO, AS SHOWN ON SAID MAP; AT 39.75 CHAINS THE CORNER COMMON TO LOTS 52, 53, 59 AND 60 OF SAID RANCHO, AS SHOWN ON SAID MAP; AT 66.25 CHAINS THE CORNER COMMON TO LOTS 51, 52, 60 AND 61 OF SAID RANCHO, AS SHOWN ON SAID MAP; AND AT SAID 69.25 CHAINS A POINT; THENCE,

4TH: NORTH 50° 20' WEST 40 CHAINS TO A POINT IN SAID SOUTHEASTERLY LINE OF SANTA CLARA AVENUE; THENCE ALONG AND WITH SAID SOUTHEASTERLY LINE OF SAID SANTA CLARA AVENUE.

5TH: NORTH 39° 40' EAST 54.50 CHAINS; AT 3 CHAINS AND THE MOST WESTERLY CORNER OF SAID LOT 60; AT 29.50 CHAINS THE MOST NORTHERLY CORNER OF SAID LOT 60 AND THE MOST WESTERLY CORNER OF SAID LOT 59; AT SAID 54.50 CHAINS THE SAID POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT CERTAIN REAL PROPERTY CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN GRANT DEED RECORDED MARCH 31, 1995, AS INSTRUMENT NO. [95-037704](#), OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY BEING THAT PORTION OF LOTS 60 AND 61 OF THE RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 3, PAGE 26](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 61; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 61, NORTH 39° 40' 00" EAST 60.00 FEET TO A LINE PARALLEL WITH THE 60.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 61; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID LOT 61 NORTH 39° 40' 00" EAST 1294.05 FEET TO A LINE PARALLEL WITH THE 198.00 FEET (3 CHAINS) SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 61 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID LOT 61 AND THE NORTHWESTERLY LINE OF LOT 60, NORTH 39° 40' 00" EAST 1095.32 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 50° 20' 42" EAST 2640.69 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 60; THENCE ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID LOT 61 SOUTH 39° 39' 29" WEST 1095.32 FEET TO SAID PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE NORTH 50° 20' 42" WEST 2640.85 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THAT CERTAIN REAL PROPERTY CONVEYED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT BY THAT CERTAIN GRANT DEED RECORDED MAY 4, 1994, AS INSTRUMENT NO. [94-076931](#), OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 59 AND 60 OF THE RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID LOTS ARE SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN [BOOK 3, PAGE 26](#) OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 62.00 FEET WIDE, LYING 46.50 FEET SOUTHWESTERLY OF 15.50 FEET NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BEARDSLEY ROAD, 50.00 FEET WIDE, AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE SAID COUNTY RECORDER IN [BOOK 30, PAGE 11](#) OF RECORDS OF SURVEYS, WITH THE CENTERLINE OF THE PORTION OF CENTRAL AVENUE, 60.00 FEET WIDE, AS SHOWN ON SAID MAP FILED IN [BOOK 30, PAGE 11](#), OF RECORDS OF SURVEYS: THENCE, ALONG SAID CENTERLINE OF BEARDSLEY ROAD, NORTH 40° 12' 47" EAST 1320.74 FEET; THENCE, LEAVING SAID CENTERLINE, NORTH 18° 49' 17" WEST 3050.36 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID LOT 60; SAID POINT IS THE TRUE POINT OF BEGINNING; THENCE

1ST: NORTH 18° 49' 17" WEST 3079.24 FEET TO THE SOUTHEAST LINE OF THE PORTION OF SANTA CLARA AVENUE, 60.00 FEET WIDE, DESCRIBED (AS THE SECOND PARCEL) IN THE DEED RECORDED FEBRUARY 20, 1891, IN THE OFFICE OF SAID COUNTY RECORDER IN [BOOK 32, PAGE 617](#) OF DEEDS.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND ARE PROLONGED OR SHORTENED TO BEGIN IN SAID SOUTHEAST LINE OF SAID LOT 60 AND END IN SAID SOUTHEAST LINE OF SAID PORTION OF SANTA CLARA AVENUE.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL MINERALS, INCLUDING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, BUT WITHOUT THE RIGHT OF ENTRY ON THE SURFACE OR SUBSURFACE WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY HAROLD S. CHAFFEE, ET AL., IN DEED RECORDED JUNE 30, 1967 IN [BOOK 3162, PAGE 302](#) OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL MINERALS, INCLUDING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, BUT WITHOUT THE RIGHT OF ENTRY ON THE SURFACE OR THE SUBSURFACE WITHIN 500 FEET OF THE SURFACE THEREOF.

APN: 147-0-050-375

**EXHIBIT "B"**

**LEGAL DESCRIPTION FOR  
PERMANENT EASEMENT LYING WITHIN DEED RECORDED OCTOBER 25, 2021 AS  
INSTRUMENT NO. 20211025-00193980-0 O.R.  
APN 147-0-050-375**

THAT PORTION OF LOTS 59 AND 60, RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE WESTERLY TERMINUS OF THAT CERTAIN COURSE AND REFERENCED LINE FOR A 62.00 FOOT VENTURA COUNTY FLOOD CONTROL EASEMENT AS NORTH 18°49'17" WEST 3079.24 FEET PER INSTRUMENT NO. 94-076931 O.R. RECORDED MAY 4, 1994 IN THE OFFICE OF SAID COUNTY RECORDER WITH THE SOUTHEAST LINE OF SANTA CLARA AVENUE, 60.00 FEET WIDE AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE SAID COUNTY RECORDER IN BOOK 53, PAGES 32 AND 33 OF RECORDS OF SURVEYS;

THENCE SOUTH 40°14'03" WEST 187.59 FEET ALONG SAID SOUTHEAST LINE OF SANTA CLARA TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 49°45'57" EAST 10.00 FEET;

THENCE NORTH 40°14'03" EAST 98.37 FEET;

THENCE NORTH 49°45'57" WEST 10.00 FEET TO THE SOUTHEAST LINE OF SAID SANTA CLARA AVENUE:

THENCE NORTH 40°14'03" EAST 35.00 FEET ALONG SAID SANTA CLARA AVENUE TO A POINT WHICH IS 46.50 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID REFERENCED LINE;

THENCE SOUTH 18°48'58" EAST 2977.23 FEET PARALLEL WITH SAID REFERENCED LINE AND ON A DIFFERENT BASIS OF BEARINGS;

THENCE SOUTH 00°57'27" EAST 67.89 FEET;

THENCE SOUTH 23°11'03" WEST 47.47 FEET.

PERMANENT EASEMENT IN 20211025-00193980 OR  
CONTINUED

THENCE SOUTH 39°50'55" EAST 29.32 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 60;

THENCE SOUTH 40°13'32" WEST 30.46 FEET ALONG THE EASTERLY LINE OF SAID LOT 60;

THENCE NORTH 39°50'55" WEST 52.97 FEET;  
THENCE NORTH 23°11'03" EAST 7.00 FEET;  
THENCE NORTH 66°48'57" WEST 5.00 FEET;  
THENCE NORTH 23°11'03" EAST 30.00 FEET;

THENCE SOUTH 66°48'57" EAST 5.00 FEET;

THENCE NORTH 23°11'03" EAST 22.45 FEET;

THENCE NORTH 00°57'27" WEST 56.76 FEET TO A POINT WHICH IS 76.50 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID REFERENCED LINE;

THENCE NORTH 18°48'58" WEST 2907.88 FEET;

THENCE SOUTH 40°14'03" WEST 104.41 FEET;

THENCE NORTH 49°45'57" WEST 40.00 TO THE SOUTHEAST LINE OF SANTA CLARA AVENUE;

THENCE NORTH 40°14'03" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 2.238 ACRES, OR 97,506 SQUARE FEET, MORE OR LESS.

EXHIBIT B ON SHEETS 3 THROUGH 5 OF 5 IS INCLUDED HEREIN AND MADE A PART HEREOF.

*Gregory D. Hindson* 5/5/25



GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLUS  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP

SANTA CLARA AVENUE  
60 FEET WIDE

LOT 58

LOT 59

DOC. 95-159659 O.R.

RANCHO SANTA CLARA  
DEL NORTE (3 MR 26)

53 RS 32

REFERENCE LINE PER INST. #94-076931 O.R.  
VENTURA COUNTY FLOOD CONTROL DISTRICT

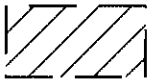
LOT 60

DOC. 95-037704 O.R.

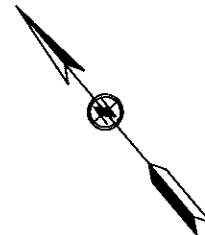
50 RS 37

RANCHO SANTA CLARA  
DEL NORTE (3 MR 26)

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION



SCALE: 1"=400'

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818 937 9890 TEL  
919 W. GLENDALE BLVD 2ND FL  
GLENDALE CALIFORNIA 91202  
WWW.MOLLENHAUERGROUP.COM

CML ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

EXHIBIT 'B'

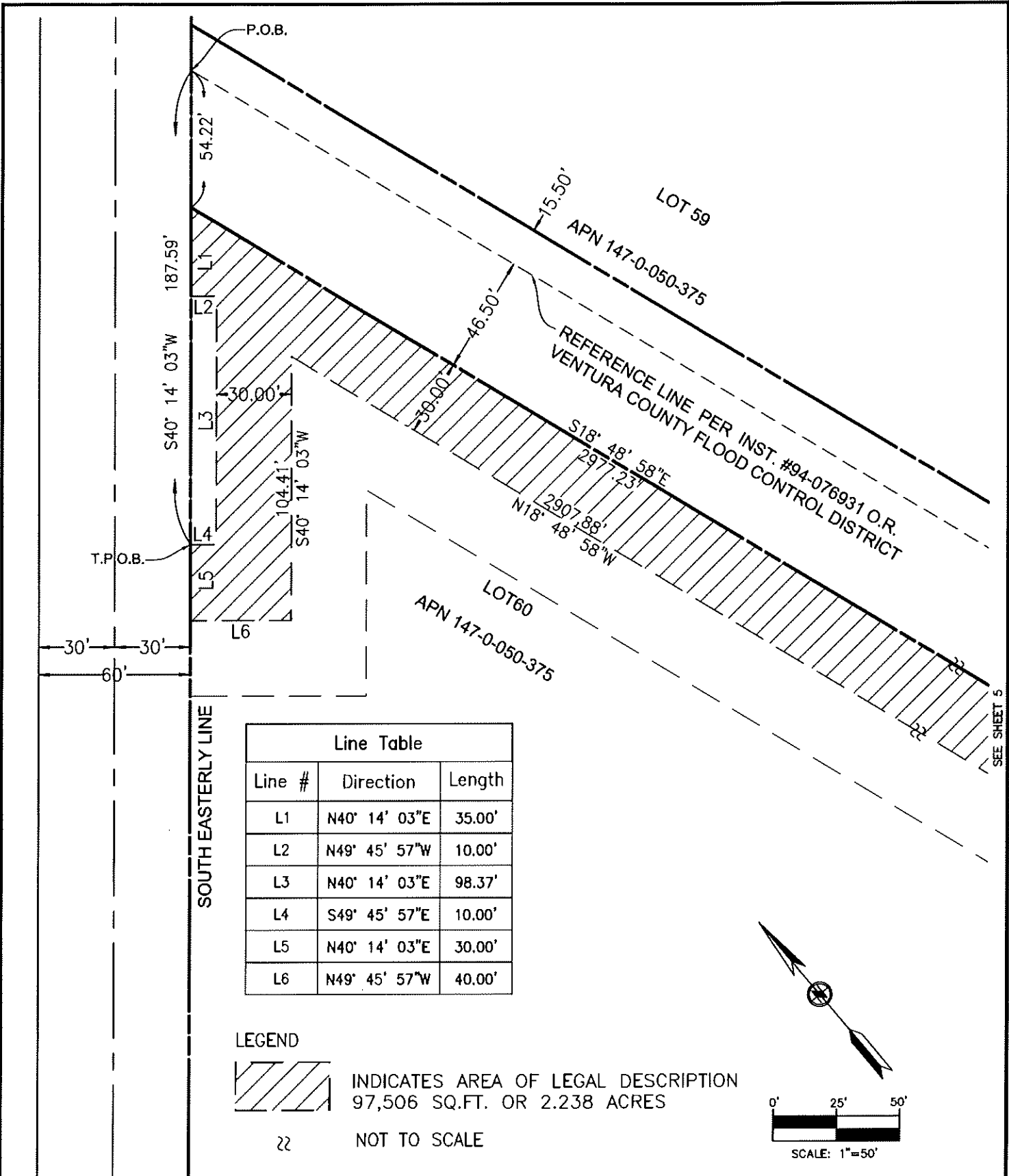
PERMANENT EASEMENT  
APN: 147-0-050-376

PREPARED FOR:

CALLEGUAS MUNICIPAL  
WATER DISTRICT

DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=400'

SHEET 3 OF 5



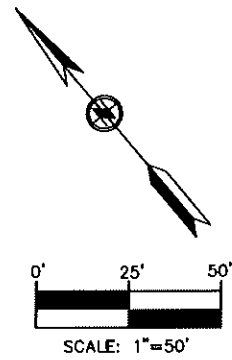
Line Table		
Line #	Direction	Length
L1	N40° 14' 03"E	35.00'
L2	N49° 45' 57"W	10.00'
L3	N40° 14' 03"E	98.37'
L4	S49° 45' 57"E	10.00'
L5	N40° 14' 03"E	30.00'
L6	N49° 45' 57"W	40.00'

**LEGEND**



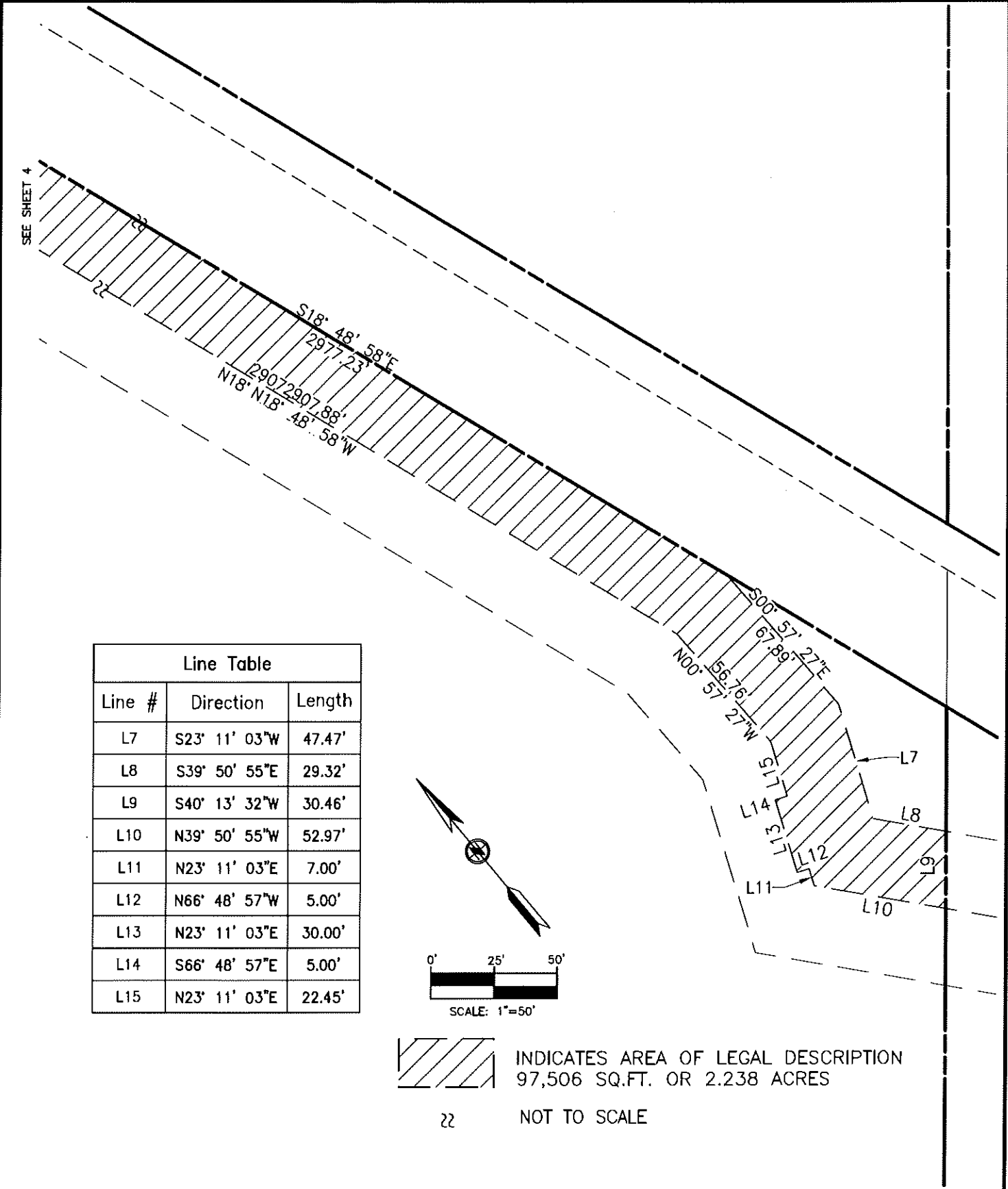
INDICATES AREA OF LEGAL DESCRIPTION  
97,506 SQ.FT. OR 2.238 ACRES

∞ NOT TO SCALE

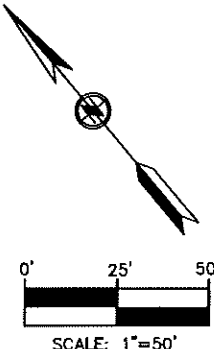


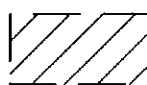
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 <p><b>MOLLENHAUER GROUP</b></p>	<p>213 624 2661 TEL 618 937 6699 TEL 819 W. GLENDALE BLVD 2ND FL GLENDALE CALIFORNIA 91202 WWW.MOLLENHAUERGROUP.COM</p>	<p><b>EXHIBIT 'B'</b></p> <p><b>PERMANENT EASEMENT</b></p> <p><b>APN 147-0-050-375</b></p>	<p>PREPARED FOR:</p> <p><b>CALLEGUAS MUNICIPAL WATER DISTRICT</b></p>	<p>DATE: DECEMBER, 2024</p> <p>JOB # LA21363</p> <p>DRAWN MK</p> <p>SCALE 1"=50'</p>
	<p>CML ENGINEERING SURVEYING+MAPPING LAND DEVELOPMENT</p>			
	<p>SHEET 4 OF 5</p>			




Line Table		
Line #	Direction	Length
L7	S23° 11' 03"W	47.47'
L8	S39° 50' 55"E	29.32'
L9	S40° 13' 32"W	30.46'
L10	N39° 50' 55"W	52.97'
L11	N23° 11' 03"E	7.00'
L12	N66° 48' 57"W	5.00'
L13	N23° 11' 03"E	30.00'
L14	S66° 48' 57"E	5.00'
L15	N23° 11' 03"E	22.45'



 INDICATES AREA OF LEGAL DESCRIPTION  
 97,506 SQ.FT. OR 2.238 ACRES  
 ⌘ NOT TO SCALE

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	213 624 2661 TEL 818 937 9899 TEL 919 W. GLENDOKS BLVD 2ND FL GLENDALE CALIFORNIA 91202 WWW.MOLLENHAUERGROUP.COM	<b>EXHIBIT 'B'</b> <b>PERMANENT EASEMENT</b> APN: 147-0-050-375	PREPARED FOR: <b>CALLEGUAS MUNICIPAL          WATER DISTRICT</b>	DATE: DECEMBER, 2024 JOB # LA21363 DRAWN MK SCALE 1"=50'
	CML ENGINEERING SURVEYING+MAPPING LAND DEVELOPMENT			
	SHEET 5 OF 5			

**EXHIBIT "C"**

**LEGAL DESCRIPTION FOR  
TEMPORARY EASEMENT LYING WITHIN DEED RECORDED OCTOBER 25, 2021 AS  
INSTRUMENT NO. 20211025-00193980-0 O.R.  
APN 147-0-050-375**

THAT PORTION OF LOTS 59 AND 60, RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE WESTERLY TERMINUS OF THAT CERTAIN COURSE AND REFERENCED LINE FOR A 62.00 FOOT VENTURA COUNTY FLOOD CONTROL EASEMENT AS NORTH 18°49'17" WEST 3079.24 FEET PER INSTRUMENT NO. 94-076931 O.R. RECORDED MAY 4, 1994 IN THE OFFICE OF SAID COUNTY RECORDER WITH THE SOUTHEASTERLY LINE OF SANTA CLARA AVENUE, 60.00 FEET WIDE AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE SAID COUNTY RECORDER IN BOOK 53, PAGE 32 OF RECORDS OF SURVEYS;

THENCE ALONG SAID SANTA CLARA AVENUE, SOUTH 40°14'03" WEST 217.59 FEET TO THE **TRUE POINT OF BEGINNING**

THENCE SOUTH 49°45'57" EAST 40.00 FEET;

THENCE NORTH 40°14'03" EAST 104.41 FEET TO A POINT WHICH IS 76.50 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID REFERENCED LINE;

THENCE SOUTH 18°48'58" EAST 2907.88 FEET PARALLEL WITH SAID REFERENCED LINE AND ON A DIFFERENT BASIS OF BEARINGS;

THENCE SOUTH 00°57'27" EAST 56.76 FEET;

THENCE SOUTH 23°11'03" WEST 22.45 FEET;

THENCE NORTH 66°48'57" WEST 5.00 FEET;  
THENCE SOUTH 23°11'03" WEST 30.00 FEET;  
THENCE SOUTH 66°48'57" EAST 5.00 FEET;  
THENCE SOUTH 23°11'03" WEST 7.00 FEET;

TEMPORARY EASEMENT IN 20211025-00193980 OR  
CONTINUED

THENCE SOUTH 39°50'55" EAST 52.97 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 60;

THENCE SOUTH 40°13'32" WEST 30.46 FEET ALONG THE EASTERLY LINE OF SAID LOT 60;

THENCE NORTH 39°50'55" WEST 76.61 FEET;

THENCE NORTH 23°11'03" EAST 71.44 FEET;

THENCE NORTH 00°57'27" WEST 45.64 FEET TO A POINT WHICH IS 106.50 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID REFERENCED LINE;

THENCE PARALLEL WITH SAID REFERENCED LINE, NORTH 18°48'58" WEST 2850.20 FEET;

THENCE PARALLEL WITH SAID SANTA CLARA AVENUE SOUTH 40°14'03" WEST 81.44 FEET;

THENCE NORTH 49°45'57" WEST 70.00 TO THE SOUTHEASTERLY LINE OF SANTA CLARA AVENUE;

THENCE ALONG SANTA CLARA NORTH 40°14'03" EAST 30.00 FEET TO **THE TRUE POINT OF BEGINNING.**

AREA CONTAINS 2.206 ACRES, OR 96,102 SQUARE FEET, MORE OR LESS.

EXHIBIT C ON SHEETS 3 THROUGH 5 OF 5 IS INCLUDED HEREIN AND MADE A PART HEREOF.

*Gregory D. Hindson 5/5/25*



GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP

SANTA CLARA AVENUE  
60 FEET WIDE

LOT 58

LOT 59

DOC. 95-159659 O.R.

RANCHO SANTA CLARA  
DEL NORTE (3 MR 26)

53 RS 32

REFERENCE LINE PER INST. #94-076931 O.R.  
VENTURA COUNTY FLOOD CONTROL DISTRICT

LOT 60

DOC. 95-037704 O.R.

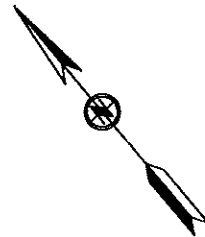
50 RS 37

RANCHO SANTA CLARA  
DEL NORTE (3 MR 26)

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION



SCALE: 1"=400'

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CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

EXHIBIT 'C'

TEMPORARY EASEMENT  
APN: 147-0-050-375

PREPARED FOR:

CALLEGUAS MUNICIPAL  
WATER DISTRICT

DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=400'

SHEET 3 OF 5

# SANTA CLARA AVENUE

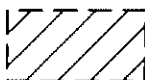
60 FEET WIDE

S40° 14' 03"W 217.59'

SOUTH EASTERLY LINE

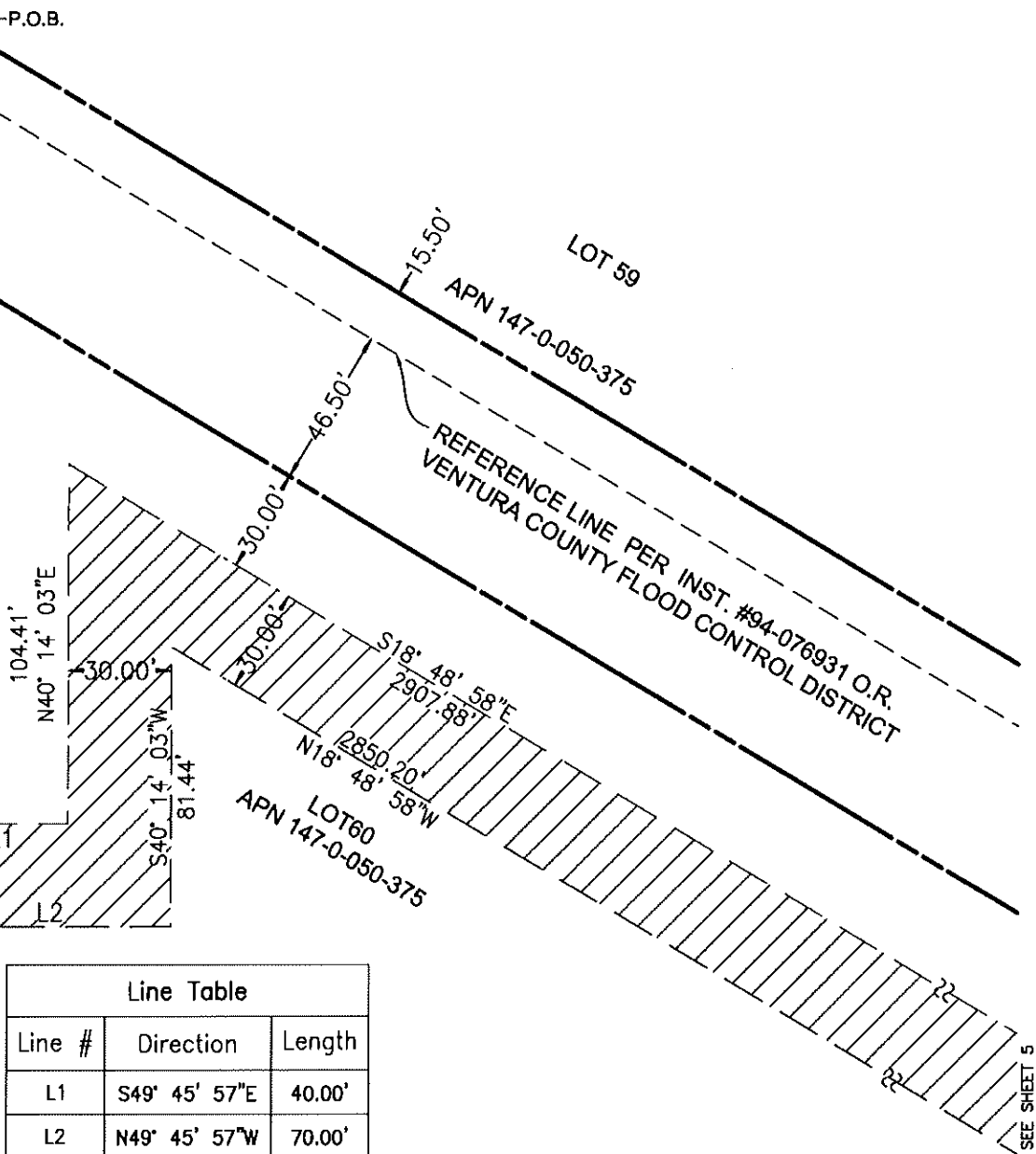
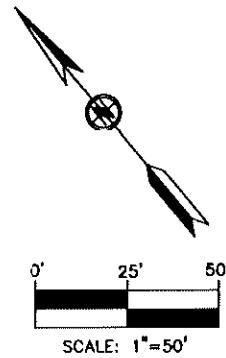
Line Table		
Line #	Direction	Length
L1	S49° 45' 57"E	40.00'
L2	N49° 45' 57"W	70.00'
L3	N40° 14' 03"E	30.00'

### LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
96,102 SQ.FT. OR 2.206ACRES

22 NOT TO SCALE



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818 937 9899 TEL  
819 W. GLENDALES BLVD 2ND FL  
GLENDALE, CALIFORNIA 91202  
WWW.MOLLENHAUERGROUP.COM

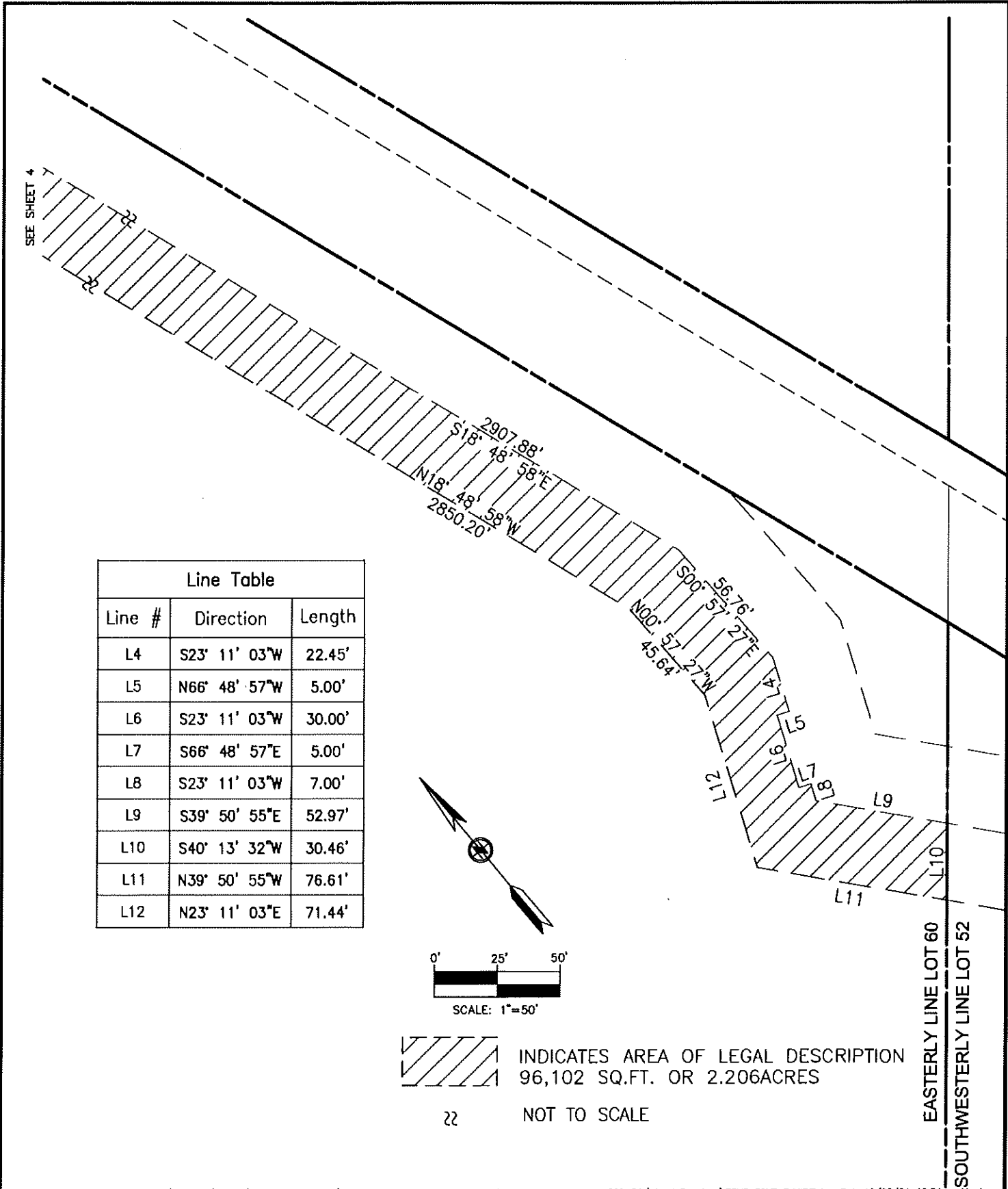
CML ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

EXHIBIT "c"  
TEMPORARY EASEMENT  
APN 147-0-050-375

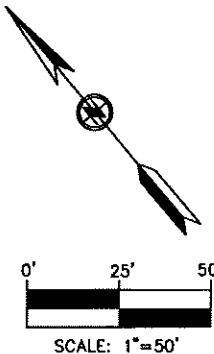
PREPARED FOR:  
CALLEGUAS MUNICIPAL  
WATER DISTRICT


DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

SHEET 4 OF 5



Line Table		
Line #	Direction	Length
L4	S23° 11' 03"W	22.45'
L5	N66° 48' 57"W	5.00'
L6	S23° 11' 03"W	30.00'
L7	S66° 48' 57"E	5.00'
L8	S23° 11' 03"W	7.00'
L9	S39° 50' 55"E	52.97'
L10	S40° 13' 32"W	30.46'
L11	N39° 50' 55"W	76.61'
L12	N23° 11' 03"E	71.44'



 INDICATES AREA OF LEGAL DESCRIPTION  
 96,102 SQ.FT. OR 2.206ACRES  
 22 NOT TO SCALE

EASTERLY LINE LOT 60  
 SOUTHWESTERLY LINE LOT 52

G:\Projects\Survey\LA21300-LA21399\LA21363\_CVL\_Colleguas-Ventura Interconnection Project 562\_P&I\Acad Drawings\TEMP ESMT EXHIBIT.dwg Date:12/03/24 12:54p mkhudovs



213 624 2661 TEL  
 818 937 8999 TEL  
 919 W. GLENDALE BLVD 2ND FL  
 GLENDALE CALIFORNIA 91202  
 WWW.MOLLENHAUERGROUP.COM  
 CIVIL ENGINEERING  
 SURVEYING+MAPPING  
 LAND DEVELOPMENT

**EXHIBIT 'C'**  
**TEMPORARY EASEMENT**  
 APN: 147-0-050-375

PREPARED FOR:  
**CALLEGUAS MUNICIPAL  
 WATER DISTRICT**

DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

**PARCEL NO.: 152-0-170-140**  
**PROJECT: Calleguas - Ventura Interconnection (Project No. 562)**  
**TITLE REPORT NO.:4001-6903687**  
**ESCROW NO.:**  
**DISTRICT PARCEL NO.: 6303**

**RIGHT OF WAY AGREEMENT  
(WITH ESCROW INSTRUCTIONS)**

THIS AGREEMENT is made and entered into by and between

**Montgomery Properties LLC, a California Limited Liability Company**

hereinafter referred to as "Grantor", and

**Calleguas Municipal Water District**

hereinafter called "District."

An Easement Deed ("Deed") covering the property rights particularly described therein, has been executed concurrently with this Agreement and delivered to District representatives.

In consideration of which, and other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said Deed and shall relieve the District of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.

2. The District shall:

A. PAYMENT - Pay to the order of the Grantor the sum of One Hundred Fifty-One Thousand Eighty-Six Dollars (\$151,086), as consideration in full for the real property interests being conveyed in the referenced Deed, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid upon the close of escrow, which shall occur when title to said real property interests has vested in District free and clear of all liens, encumbrances, assessments, easements and leases, recorded or unrecorded, except for recorded public utility easements and public rights of way.

B. MISCELLANEOUS COSTS - Pay all escrow, title insurance, and recording fees incurred in this transaction.

C. CLEARANCE OF BONDS, ASSESSMENTS, OR DELINQUENT TAXES - Have the authority to deduct and pay from the amount shown in Clause 2.A. above any amount necessary to satisfy any bonds, demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

D. PROPERTY RESTORATION - Shall, upon completion of construction, generally restore the surface of the easement areas described in the referenced Deed to a comparable or better condition than that which existed prior to District's project construction, to the extent

reasonably practical, except in areas where surface appurtenances such as markers, manholes, air vents, instrumentation cabinets, bollards, and access vaults may be located. Any ground water encountered during project construction, shall be dewatered by the District and used for dust control purposes or routed to existing on-site drainage ditches at locations approved by the Grantor and District.

E. INDEMNIFICATION - Indemnify and hold harmless Grantor from any and all claims, damages, costs, judgments, or liability caused by District or its officers, employees or agents specifically arising from District's project construction and restoration work on Grantor's property or as a direct result of District's operation of District facilities on Grantor's property.

F. RECORDATION OF INSTRUMENT - Accept the Deed herein referenced and cause the same to be recorded in the office of the Ventura County Recorder at such time as when clear title can be conveyed to the District.

3. The Grantor:

A. SUBORDINATION OF LIENS - Agrees that Grantor will obtain, at Grantor's sole cost, the subordination of any encumbrance, lien, mortgage or deed of trust recorded against the real property owned by Grantor, or to otherwise obtain the written approval of any lender or creditor holding an encumbrance, lien, mortgage or deed of trust on such real property of the Deed, as described in the preliminary title report issued by First American Title Company, dated November 12, 2024, referenced as Order No: 4001-6903687.

B. HARVESTING OF CROPS – Agrees to harvest, or to assure that all crops growing within the Easement areas being conveyed to District by the herein referenced Easement Deed are harvested, prior to the commencement of the Temporary Construction Easement, provided that District provides Grantor with a written ninety (90) day advance Notice of Commencement of Construction and stakes the easement boundaries within 30 days of issuing such Notice. Grantor agrees not to replant, nor allow others to replant, anything within said Easement areas after the date of said Notice of Commencement of Construction until all construction and restoration work is completed by District on Grantor's property.

C. LEASE INDEMNIFICATION -Warrants there are no oral or written leases on all or any portion of the Easement Areas described in the referenced Easement Deed other than a lease with Duda Farm Fresh Foods. Grantor agrees to hold the District harmless and reimburse District for any and all of its losses and expenses occasioned by reason of any undisclosed lease of said property held by tenant of Grantor.

4. The Parties agree:

A. ESCROW - To open an escrow in accordance with this Agreement at Camarillo Escrow Company. This Agreement constitutes the joint escrow instructions of District and Grantor, and Escrow Agent to whom these instructions are delivered is hereby empowered to act under this Agreement. The parties hereto agree to do all acts necessary to close this escrow in the shortest possible time.

As soon as possible after opening of escrow, District will deposit the executed Deed by Grantor, with Certificate of Acceptance attached, with Escrow Agent on Grantor's behalf. District agrees to deposit the purchase price upon demand of Escrow. District and Grantor agree to deposit with Escrow Agent all additional instruments as may be necessary to complete this transaction.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow fund account(s) and may be transferred to any other such escrow trust account in any State or National Bank doing business in the State of California. All disbursements shall be made by check or wire from such account.

Any taxes which have been paid by Grantor, prior to opening of this escrow, shall not be pro-rated between District and Grantor, but Grantor shall have the sole right after close of escrow, to apply to the County Tax Collector of said County for any refund of such taxes which may be due Grantor for the period after District's acquisition.

- i) ESCROW AGENT DIRECTIVES - Escrow Agent is authorized to, and shall:
  - a) Pay and charge Grantor for any unpaid delinquent taxes and/or any penalties and interest thereon, and for any delinquent assessments or bonds against that portion of Grantor's Real Property subject to this transaction, as required to convey clear title.
  - b) Pay and charge District for any escrow fees, charges and costs payable under Paragraph 2.B. of this Agreement.
  - c) Disburse funds and deliver Deed when conditions of this escrow have been fulfilled by District and Grantor.
  - d) Following recording of Deed from Grantor, provide District with a CLTA Standard Coverage Policy of Title Insurance in the amount of \$151,086 issued by First American Title Company showing that title to the herein Easements described in the Deed are vested in District, subject only to the following exceptions, and the printed exceptions and stipulations in said policy:
    - 1) Real Property Taxes for the fiscal year in which escrow closes.
    - 2) Items No.'s 1-18, of the preliminary title report issued by First American Title Company, dated 11/12/2024, referenced as Order No: 4001-6903687, and other items that may be approved by District in writing in advance of the close of escrow.
- ii) CLOSE OF ESCROW - The term "close of escrow", if and where written in these instructions, shall mean the date necessary instruments of conveyance are recorded in the office of the County Recorder. Recordation of instruments delivered through this escrow is hereby authorized.

B. JUDGMENT IN LIEU OF DEED - In the event Grantor is unable to deliver title within a reasonable period of time in accordance with the terms of this Agreement, the District may file an action in eminent domain to pursue the acquisition of the real property interests described in the referenced Deed, and this Agreement shall constitute a stipulation which may be filed in said proceedings as final and conclusive evidence of the total amount of damages for the taking, including all of the items listed in Section 1260.230 of the Code of Civil Procedure, regarding said property rights.

C. COUNTERPARTS. This Agreement may be executed in counterparts and when each party has signed and delivered at least one such counterpart, each counterpart shall be deemed an

original, and when taken together with other signed counterparts, shall constitute one agreement, which shall be binding upon and effective as to all parties.

D. ARTICLE HEADINGS - Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

E. COMPLETE UNDERSTANDING - This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in writing by the parties hereto or their successors or assigns.

F. DISTRICT BOARD APPROVAL - This Agreement is subject to and conditioned upon approval and ratification by the Board of the Calleguas Municipal Water District. This Agreement is not binding upon the District until executed by the appropriate District official(s) acting in their authorized capacity.

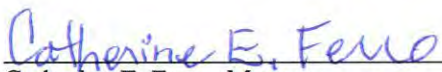
**No Obligation Other Than Those Set Forth Herein Will Be Recognized.**

GRANTORS:

Montgomery Properties LLC, a California Limited Liability Company

By:   
\_\_\_\_\_  
Vincent Ferro, Manager

Date: 5/14/2026

By:   
\_\_\_\_\_  
Catherine E. Ferro, Manager

Date: 5/12/2026

By:   
\_\_\_\_\_  
Jodi C. Ferro, Manager

Date: 5/20/2026

By:   
\_\_\_\_\_  
John A. Ferro, Manager

Date: 5/18/26

MAILING ADDRESS OF GRANTOR:

Montgomery Properties, LLC  
Attn: John Ferro  
5725 Ralston Street, Suite 200  
Ventura, CA 93003

DISTRICT:  
Calleguas Municipal Water District

By: \_\_\_\_\_  
Raul Avila, President, Board of Directors

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Kristine McCaffrey, General Manager

Date: \_\_\_\_\_

MAILING ADDRESS OF DISTRICT:  
Calleguas Municipal Water District  
2100 East Olsen Road  
Thousand Oaks, CA 91360-6800



445 ROSEWOOD AVENUE, SUITE L, CAMARILLO, CA 93010 805-389-6626 • FAX 805-389-6625

SUPPLEMENTAL INSTRUCTIONS & GENERAL PROVISIONS

TO: Camarillo Escrow Company

Date: May 29, 2026
Escrow Officer: Debbie Hansen & Gina Larson
Escrow Number: 11763

CAMARILLO ESCROW COMPANY IS LICENSED AS AN ESCROW AGENT BY THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION, LICENSE #9631741

"The parties to this escrow agree that they will notify Escrow Holder, by separate written notice, of any changes, additions and/or deletions made to these escrow instructions. Such notice will be delivered concurrently with the delivery of these escrow instructions to the Escrow Holder."

AGREEMENT FOR ACQUISITION OF EASEMENTS AND JOINT ESCROW INSTRUCTIONS.:

Escrow Holder has received and acknowledged an executed copy of RIGHT OF WAY AGREEMENT AND JOINT ESCROW INSTRUCTIONS. Only those paragraphs or applicable portions thereof in the Agreement dealing with financing, escrow, allocation of costs, title and vesting, proration, property taxes and Seller's assignment of proceeds necessary to pay the broker commission, if any constitute the instructions which you are to use, along with any mutual instructions, to close the transaction described therein. We will execute additional instructions, documents and forms necessary to complete this transaction. Escrow Holder's general provisions are attached hereto and are incorporated into these instructions. To the extent provisions of the Agreement are inconsistent or contrary to the agreement, it is agreed that the escrow will control as to the duties of Escrow Holder.

DEPOSIT OF CLOSING FUNDS: Pursuant to Federal Regulations and the California Insurance Code, all funds deposited for close of escrow by parties hereto MUST be in one of the following forms: 1) Cashier's Check, Teller Check or Certified Check for amounts under \$100,000.00 (FUNDS MUST BE DEPOSITED TWO (2) BUSINESS DAYS PRIOR TO CLOSE OF ESCROW); OR 2) Direct electronic "wire" transfer into escrow trust account for amounts of \$100,000.00 or more (please contact Escrow Holder for wiring instructions). Bank charges for wire transfers shall be paid by the party for whose benefit the wire transfer is made.

FUNDING THE NEW LOAN: If lender issues loan funds other than by wire transfer, they may not be immediately available for distribution. This may result in a delay in the close of escrow unless all parties hereto sign a written authorization for the title company instructing that this escrow be closed and disbursement of funds withheld until they become available. All parties herein release and hold harmless Escrow Holder and Title Company from any and all liability and/or responsibility as it relates to any additional interest, costs and/or penalties which may be incurred as a result of same.

ADDITIONAL TERMS, CONDITIONS AND INSTRUCTIONS:

- A) CHANGES, SUPPLEMENTS AND/OR ADDITIONS: FURTHER, NOTWITHSTANDING ANY PROVISIONS CONTAINED TO THE CONTRARY IN THE REAL ESTATE PURCHASE CONTRACT AND ANY COUNTER OFFERS, ADDENDUMS OR SUPPLEMENTS THERETO, the following provisions are changed, supplemented and/or added:
B) TAX WITHHOLDING: 1) Under the Foreign Investment in Real Property Tax Act (FIRPTA), IRC Section 1445, every Buyer must, unless an exemption applies, deduct and withhold 10% of the gross sales price from Seller's proceeds and send it to the Internal Revenue Service, if the Seller is a "foreign person" under that statute. 2) In addition, under California Revenue and Taxation Code Section 18662, every Buyer must, unless an exemption applies, deduct and withhold 3 1/3% of the gross sales price from Seller's proceeds and send it to the Franchise Tax Board (FTB): If the subject property is not Seller's principal residence, or if the Seller is a corporation with no permanent place of business in California. 3) Penalties may be imposed on a responsible party for non-compliance with the requirements of these statutes and related regulations. Seller and Buyer agree to execute and deliver any instrument, affidavit, statement, or instruction reasonably necessary to carry out these requirements, and to withholding of tax under those statutes if required. (SELLER'S AFFIDAVIT OF NON-FOREIGN STATUS AND/OR CALIFORNIA RESIDENCY (C.A.R. Form AS-14), OR BUYER'S AFFIDAVIT (C.A.R. Form AB-11), IF APPLICABLE, SHALL SATISFY THESE REQUIREMENTS.) FRANCHISE TAX BOARD - REAL ESTATE WITHHOLDING: SELLER WILL COMPLETE A CALIFORNIA 593 FORM PRIOR TO THE CLOSE OF ESCROW. IF SELLER IS SUBJECT TO REAL ESTATE WITHHOLDING REQUIREMENTS, ESCROW HOLDER WILL WITHHOLD FROM SELLER'S PROCEEDS 3 1/3% OF THE TOTAL SALES PRICE AND SEND IT TO THE FRANCHISE TAX BOARD ON SELLER'S BEHALF.
C) FACSIMILE SIGNATURES/DOC U SIGN: In the event any party utilizes "Facsimile" or "Doc U Sign" transmitted signed instructions to Escrow Holder, you are to rely on same for all escrow instruction purposes and the closing of escrow as if they bore original signatures. Parties herein are advised that documents with non-original signatures may not be accepted for recording by the County Recorder, thus making impossible the closing of this escrow without the submission of original documents.

\* \* \* \* \*

BUYERS INITIALS

SELLERS INITIALS

BY SETTING FORTH HIS/HER FULL AND COMPLETE SIGNATURE HEREINBELOW AND BY INITIALING ALL OTHER PAGES, INCLUDING THE "GENERAL PROVISIONS", AS INDICATED THEREON, ("EXECUTION") EACH PARTY TO THIS ESCROW ACKNOWLEDGES RECEIPT OF SAME AND AGREES THAT SUCH EXECUTION SHALL BE DEEMED HIS/HER FULL ACCEPTANCE AND APPROVAL OF, CONCURRENCE IN, AND AGREEMENT TO BE BOUND BY, ALL OF THE TERMS, PROVISIONS, CONDITIONS, CONTINGENCIES, INSTRUCTIONS AND AGREEMENTS CONTAINED HEREIN, IN THEIR ENTIRETY.

Montgomery Properties, LLC, a California Liability Company

\_\_\_\_\_  
By: Vincent Ferro, Manager

\_\_\_\_\_  
By: Catherine E. Ferro, Manager

\_\_\_\_\_  
By: Jodi C. Ferro, Manager

\_\_\_\_\_  
By: John A. Ferro, Manager

Calleguas Municipal Water District

✓ \_\_\_\_\_  
By: Raul Avila, President

✓ \_\_\_\_\_  
By: Kristine McCaffrey, General Manager  
Partner

## GENERAL PROVISIONS

YOU ARE FURTHER INSTRUCTED AND IT IS FURTHER AGREED OR ACKNOWLEDGED BY SELLER AND BUYER THAT:

1. Time is of the essence of these and all additional or amended instructions. If this escrow is not in condition to close on the last date specified herein for delivery of funds and documents, a party who then shall have fully complied with the instructions may, in writing, demand the return of his money and/or property. However, if none have complied, any party may demand the return of his money and/or property. IF NO SUCH DEMAND IS MADE, CLOSE THIS ESCROW AS SOON AS POSSIBLE. IF THIS ESCROW IS NOT TO BE CLOSED, YOU ARE TO RETURN TO EACH PARTY ONLY THE MONEY AND/OR PROPERTY WHICH HE DEPOSITED INTO ESCROW.
2. Seller represents and warrants, and you shall be fully protected in assuming that, as to any insurance policy handed you, such policy is in force, has not been hypothecated, and that all necessary premiums therefore have been paid. You will transmit the assignment of any insurance policy handed you for use in this escrow, but you shall not be responsible for verifying the receipt or acceptance of the assignment of the policy by the insurance company. ESCROW HOLDER SHALL MAKE NO ATTEMPT TO VERIFY THE RECEIPT OR ACCEPTANCE OF THE ASSIGNMENT BY THE INSURANCE COMPANY. Seller and Buyer acknowledge that if the insurance company should fail to receive or accept said assignment, the insurance company may deny coverage for any loss suffered by the Buyer. IT IS THE OBLIGATION OF THE BUYER OR HIS REPRESENTATIVE TO VERIFY THE RECEIPT AND ACCEPTANCE OF THE ASSIGNMENT OF THE POLICY BY THE INSURANCE COMPANY.
3. Order the title search immediately. Unless otherwise instructed, you are authorized to obtain a policy of title insurance through any title insurance company authorized to conduct business in the county in which the above described property is located.
4. The parties jointly instruct you that should the vesting and/or legal description established in the initial escrow instructions change during the course of the escrow, you are authorized to correct the grant deed to comply with such changes, provided that you are in receipt of an amended vesting instruction and/or a preliminary title report which shows the correct legal description. You shall make any such correction even though the grant deed has already been executed.
5. You shall not be liable for any error of judgment or for any act done or omitted by you in good faith, or for any mistake of fact or law, except for your own willful misconduct. You shall have no duties to anyone by reason of these instructions except the undersigned.
6. If any party to these instructions applies for a loan on the above described property, you are authorized to furnish the prospective lender any information it requests concerning this escrow.
7. All funds received in this escrow shall be deposited with other escrow funds in a trust escrow account for CAMARILLO ESCROW COMPANY, and may be transferred freely among such trust account or accounts.
8. Buyer and Seller are aware that the property will be reassessed upon change of ownership. A supplemental tax bill will be received by the Buyer, which may reflect an increase or decrease in taxes based on appraised property value. If there is an impound account for taxes with a Lender, the amount of the periodic impound payment may change.
9. All periods of time referred to in these instructions shall include all Saturdays, Sundays and State or National Holidays, unless the period of time specifies business days. If business days are specified, a business day is any day other than Sundays and State or National Holidays. However, if the date for the last date to perform any act or of giving any notice with respect to these instructions shall fall on a Saturday, Sunday, or State or National Holiday, such act or notice may be timely performed or given on the next succeeding day which is not a Saturday, Sunday or State or National Holiday.
10. In the event any Offer to Purchase, Deposit Receipt, or any other form of Purchase Agreement is deposited in this escrow, it is understood that such document shall be effective only as among the parties signing said document. You as Escrow Holder are not to be concerned with the terms of such document and are relieved of all responsibility in connection therewith. You are to be concerned only with the directives specifically set forth in these escrow instructions and amendments thereto. Further, you are not to be concerned or liable for items designated as "memoranda" in these escrow instructions nor with any other agreement or contract between the parties. You are authorized to furnish copies of escrow instructions, supplements, amendments, or notices of cancellation and closing statements in this escrow to real estate broker(s) and lender(s) referred to in this escrow. You are not required to submit any title report issued in connection with this escrow to any party or agent unless directed to do so by written mutual instructions. You may, however, do so without incurring liability to any party for such submission. You are hereby authorized to submit such report to any proposed lender.
11. If there is no compliance by any party to this escrow within any six-month period after any time limit date as set forth in these escrow instructions or written extension thereof, your agency obligation may be terminated at your sole option and all documents, monies or other items held by you should you elect to terminate your agency obligation shall be returned to the respective parties depositing thereto, less fees and charges herein provided.
12. Should this escrow cancel for any reason, you are entitled to a cancellation fee in accordance with your schedule in effect from time to time. Any such cancellation fee may be deducted from any funds on deposit with you. If this escrow has been inactive for a period of twelve (12) consecutive months you are authorized to deduct from any funds on deposit with you, a monthly service fee, in accordance with your schedule from time to time.
13. If any check submitted to escrow is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.
14. You are hereby authorized to deposit any funds or documents handed you under these escrow instructions, or cause the same to be deposited, with any duly authorized sub-escrow agent, subject to your order at or prior to close of escrow, in the event such deposit is necessary or convenient for the consummation of this escrow.
15. All parties hereto understand and agree that these instructions when executed by the parties hereto become effective only when they have been deposited with and accepted by you. You have the right to destroy these instructions and papers related to this escrow after five (5) years from date of close of escrow.
16. NO NOTICE, DEMAND, OR CHANGE OF INSTRUCTIONS SHALL BE OF ANY EFFECT IN THIS ESCROW UNLESS GIVEN IN WRITING BY ALL PARTIES AFFECTED THEREBY. In the event conflicting demands or notices are made or served upon you or any controversy arises between the parties hereto, or with third persons arising out of or relating to this escrow, you shall have the absolute right to withhold and stop all further proceedings in, and performances of, this escrow, until you receive written notification satisfactory to you of the settlement of the controversy by agreement of the parties thereto or by final judgment of a court of competent jurisdiction. You may at your option in case of any conflict or controversy interplead the property and monies you hold in this escrow by filing an interpleader action with the appropriate court. All of the parties in this escrow hereby jointly and severally promise and agree to pay promptly on demand, as well as to indemnify you and to hold you harmless from and against, all litigation and interpleader costs, damages, judgments, attorney fees, expenses, obligations, and liabilities of every kind which, in good faith, you may incur or suffer in connection with or arising out of this escrow, whether said litigation, interpleader, obligations, liabilities, or expenses arise during the performance of this escrow, or subsequent thereto, or directly or indirectly.
17. You are not to be concerned with the giving of any disclosures required by Federal or State law, specifically but not exclusively, RESPA (Real Estate Settlement Procedures Act), Regulation Z (Truth in Lending Disclosures), or any other warnings, or any warranties, express or implied. Nor are you to be concerned with the effect of zoning ordinances, land division regulations, or building restrictions, which may pertain to or affect the land or improvements that are the subject of this escrow. Nor are you to be concerned with the giving of any disclosures required by any local, state or federal taxing authorities, or other warnings, or any warranties, express or implied, including, but not limited to the Foreign Investment in Real Property Act.
18. You shall not be responsible or liable in any matter whatsoever for the sufficiency or correctness as to form, manner of execution or validity of any documents deposited in escrow, or as to the identity, authority or rights of any person executing the same, either as to documents of record of those handled in this escrow. Your duties hereunder shall be limited to the safekeeping of such money and documents received by you as Escrow Holder, and for the disposition of the same in accordance with the written instructions accepted by you for this escrow. You shall not be required to take any action in connection with the collection, maturity or apparent illegality of any obligations deposited in this escrow, unless otherwise instructed.
19. You shall have no responsibility for notifying any of the parties of this escrow of any sale, resale, loan, exchange, or other transaction involving any property herein described or of any profit realized by any person, firm or corporation (broker, agent, and parties to this, and/or escrow included) in connection therewith, regardless of the fact that such transaction(s) may be handled by you in this escrow or in any other escrow.
20. You shall make payment to or for, or delivery documents to or for any party only if in your exclusive judgment such payment or delivery may be made without your incurring any liability and you shall have no obligation to pay any costs or charges for the account of any party hereto except from funds deposited by the party to be charged. As a condition to close the escrow you may require that all interested parties approve in writing the final documents and instructions to be delivered hereunder. All disbursements are to be made by your check and you are to deliver all checks and documents to the parties entitled hereto. You may use regular mail to the parties' respective addresses shown herein. Recordation of any instruments delivered through this escrow, if necessary or proper and the issuance of the policy of title insurance called for, is authorized. You shall instruct the County Recorder to mail recorded instruments to the parties entitled thereto.
21. These instructions may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and said counterparts together shall constitute one and the same instrument.
22. The parties hereto jointly and severally agree to pay all costs, damages, judgments, and expenses, including reasonable attorneys' or any fees, suffered or incurred by you in connection with or arising out of this escrow. You shall have a first lien on the property, including monies and papers held under this escrow for such compensation and expenses.



445 ROSEWOOD AVE., SUITE L, CAMARILLO, CA 93010 (805) 389-6626 • FAX (805) 389-6625

BUYER/BORROWER STATEMENT  
Estimated

File No.: 11763  
Officer/Escrow Officer: Debbie Hansen & Gina Larson

Printed Date/Time: 06/01/2026 - 1:30:55PM  
Page 1 of 1

Closing Date:  
Disbursement Date:

Buyer/Borrower: Calleguas Municipal Water District  
Seller: Montgomery Properties, LLC, a California Liability Company  
Property: CA

DESCRIPTION	DEBITS	CREDITS
<b>TOTAL CONSIDERATION</b>	151,086.00	
<b>TITLE CHARGES</b>		
Owner's Premium for 151,086.00: First American Title	820.00	
Recording Service Fee: First American Title	23.00	
<b>ESCROW CHARGES TO: Camarillo Escrow Company</b>		
Escrow Fee	900.00	
<b>ADDITIONAL DISBURSEMENTS:</b>		
Miscellaneous Fee: Refundable Cushion	200.00	
<b>SUBTOTALS</b>	153,029.00	
<b>DUE FROM BUYER/BORROWER</b>		153,029.00
<b>TOTALS</b>	153,029.00	153,029.00

Calleguas Municipal Water District

  
\_\_\_\_\_  
Raul Avila, President

  
\_\_\_\_\_  
Kristine McCaffrey, General Manager

\_\_\_\_\_  
Debbie Hansen & Gina Larson, Escrow Officer

# WIRE REQUEST

**TO: ACCOUNTING DEPARTMENT**

**FROM/REQUESTER:** Jay Lukiewski **DATE:** 06/18/2026

**RECIPIENT/PAYEE NAME AND ADDRESS:**

Camarillo Escrow Co. Trust Account

445 Rosewood Ave, Suite L

Camarillo, CA 93010

**RECIPIENT'S ACCOUNT NUMBER:** 9012711168

(Account where money should be deposited-Required)

**RECIPIENT/PAYEE BANKS NAME AND ADDRESS:**

First American Trust, FSB

5 First American Way

Santa Ana, CA 92707

**BANK ID:** 122241255

(9 digit routing number provided bank-Required)

**AMOUNT:** 153,029.00

**PURPOSE AND ANY INFORMATION TO BE INCLUDED WITH WIRE:**

Reference No. 11763. Montgomery Properties, LLC Easement acquisition for the  
Calleguas-Ventura Interconnection - Parcel 6303

**PROJECT NAME/NUMBER IF APPLICABLE:** 562

**GL CODING:** 20-2-99-9500

**DATE REQUIRED:** 07/07/26

**APPROVED BY MANAGER:** \_\_\_\_\_

**APPROVED BY GENERAL MANAGER:** \_\_\_\_\_

**APPROVED BY BOARD MEMBER:** \_\_\_\_\_

\*Required for all wire transfers over \$100,000. It may take extra time to process depending on availability of Board Members.

Recorded at request of and  
When recorded return to:

Hamner, Jewell & Associates  
Government Real Estate Services  
3183 Duncan Road, Suite E  
San Luis Obispo, CA 93401

Exempt from the S75 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

Calleguas Municipal Water District

**EASEMENT DEED**

Calleguas - Ventura Interconnection (Project No. 562)

APN: 152-0-170-140  
CMWD Parcel No. 6303

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

MONTGOMERY PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
("GRANTOR")

do(es) hereby GRANT to the

CALLEGUAS 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 or wastewater 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. The markers, test stations, pull boxes, blow off valves, air release valves, manholes, other related facilities, and turnouts may be located above ground or partially above ground. 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 "A," attached hereto and incorporated by reference herein. The "Easement Area" which comprises the Permanent Easement is described and depicted in Exhibit "B", 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 non-exclusive right of ingress and egress for personnel, vehicles, and construction equipment within the Easement Area and portions of the existing access roads as shown in Exhibit D, at any time, without prior notice, 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, modify or restrict access to such access roads, 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, District shall have the right to maintain the height of earth or other fill over District's underground facilities. Grantor(s) shall not temporarily or permanently modify, or allow others to in any way modify, the ground surface elevation in the Easement Area from the elevation established upon completion of construction of the District's facilities without the District's written consent, which consent shall not be withheld unreasonably. Grantor(s) shall not conduct, or permit others to conduct, grading operations, ripping, stockpiling, or use, or permit others to use, explosives within or proximate to the Easement Area to the extent that District facilities may be damaged.

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 excepting vegetation which endangers the integrity of District Facilities; provided, however, that District shall have the right to clear and keep clear from the Easement Area all explosives, buildings, structures, walls, and other facilities of a permanent nature, and any earth cover or stockpile of material placed without the District's written consent, which interfere with District's use of the Easement Area. Grantor shall not construct, nor permit others to construct, such permanent facilities which conflict with District's ability to use the Easement Area. District shall have the right of exclusive use and possession within the Easement Area for a distance of one (1) foot in every direction around the outside surface of the District Facilities. In addition to any other legal and equitable remedies for violations of this paragraph, District shall have the right to do all things necessary and proper to remove any such vegetation, explosives, improvements, and materials, at the Grantor's expense.

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 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 Exhibit "C", attached hereto and incorporated by reference herein ("Temporary Construction Easement"). Said Temporary Construction Easement shall commence ninety (90) days after issuance by District of a Notice of Commencement of Construction, which shall be issued to Grantor by U.S. Mail, 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 for a maximum of three (3) extensions of three (3) months each if District determines that additional time beyond the one year period is necessary for construction

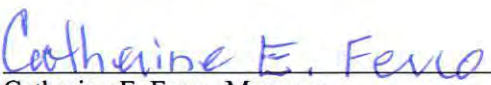
completion. In such case, District shall have the unilateral right to extend the Temporary Construction Easement period through construction completion and agrees to compensate Grantor **Six Thousand Two Hundred Forty-Five Dollars (\$6,245)** for each three-month extension term exercised. Payment for 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, 2029.

This Deed may be executed in counterparts, each of which so executed shall irrespective of the date of its execution and delivery be deemed an original, and all such counterparts together shall constitute one and the same instrument.

GRANTORS:

Montgomery Properties LLC, a California Limited Liability Company

By:  Date: 5/14/2026  
Vincent Ferro, Manager

By:  Date: 5/18/2026  
Catherine E. Ferro, Manager

By:  Date: 5/20/26  
Jodi C. Ferro, Manager

By:  Date: 5/18/26  
John A. Ferro, Manager

**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.

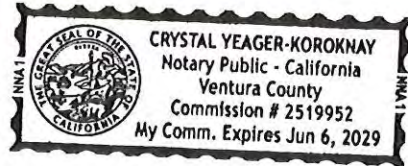
State of California  
County of Ventura

On May 14, 2026 before me, Crystal Yeager-Koroknay, Notary Public, personally appeared **Vincent Ferro**, 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 *Crystal Yeager-Koroknay* (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.

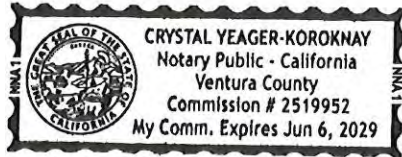
State of California  
County of Ventura

On May 18, 2026 before me, Crystal Yeager-Koroknay, Notary Public, personally appeared **Catherine E. Ferro**, 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 *Crystal Yeager-Koroknay* (Seal)



**ACKNOWLEDGMENT**

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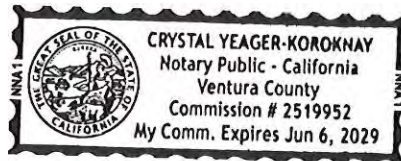
State of California  
County of Ventura

On May 20, 2026 before me, Crystal Yeager-Koroknay, Notary Public, personally appeared **Jodi C. Ferro**, 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 *Crystal Yeager-Koroknay* (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.

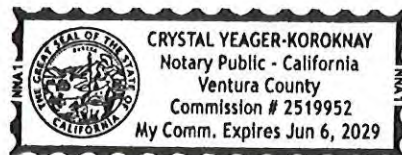
State of California  
County of Ventura

On May 18, 2026 before me, Crystal Yeager-Koroknay, Notary Public, personally appeared **John A. Ferro**, 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 *Crystal Yeager-Koroknay* (Seal)



**CERTIFICATE OF ACCEPTANCE**  
(Government Code §27281)

This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Montgomery Properties, LLC, a California Limited Liability Company, is hereby accepted by order of the Board of Directors of Calleguas Municipal Water District on \_\_\_\_\_, pursuant to authority conferred by Ordinance No. 18, which the Calleguas Municipal Water District Board of Directors adopted on July 21, 2021, and the grantee consents to the recordation thereof by its duly authorized officers.

Dated: \_\_\_\_\_

CALLEGUAS MUNICIPAL WATER DISTRICT

By: \_\_\_\_\_  
Raul Avila, President, Board of Directors

By: \_\_\_\_\_  
Kristine McCaffrey, General Manager

STATE OF CALIFORNIA)

SS

COUNTY OF VENTURA)

I, \_\_\_\_\_, Clerk of the Board of Directors of Calleguas Municipal Water District, DO HEREBY CERTIFY that the attached and foregoing is a full, true and correct copy of Ordinance No. 18 of said Board, and the same has not been amended or repealed.

By: \_\_\_\_\_  
Clerk of the Board

Dated: \_\_\_\_\_

**ORDINANCE NO. 18**

**AN ORDINANCE OF CALLEGUAS MUNICIPAL WATER DISTRICT  
COVERING THE AUTHORITY OF OFFICERS TO EXECUTE CONTRACTS AND INSTRUMENTS**

WHEREAS, Calleguas Municipal Water District (the "District") is a public agency and special district created in 1953 by a vote of the electorate and organized pursuant to the Municipal Water District Act of 1911, as amended; and

WHEREAS, the District is a member agency of the Metropolitan Water District of Southern California ("Metropolitan" or "Metropolitan Water District"). Metropolitan is a consortium of 26 cities and water districts which cooperatively plan and manage water supply resources for approximately 17 million people in parts of Los Angeles, Orange, San Diego, Riverside, San Bernardino and Ventura counties; and

WHEREAS, the District's mission is to provide the service area with a reliable supplemental supply of regional & locally developed water in an environmentally and economically responsible manner.; and

WHEREAS, it is necessary for the District to enter into contracts and instruments from time to time in order to carry out its mission; and

WHEREAS, the Board of Directors has determined that it is appropriate to adopt a policy governing the authority of certain officers of the District to bind the District by contract or instrument;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CALLEGUAS MUNICIPAL WATER DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. That, subject to all applicable provisions of the Municipal Water District Act of 1911, as amended, the following policies for binding the District by contract or instrument are hereby adopted and shall become effective on the date adopted by the Board of Directors.

SECTION 2. DEFINITIONS.

(a) "Administrative Code" shall mean the Administrative Code adopted by the Board of Directors, as may be amended from time to time by the Board of Directors.

(b) "Board of Directors" shall refer to the Board of Directors of the Calleguas Municipal Water District.

(c) "Contract" means any oral or written agreement to do or not to do a certain thing, including, without limitation, a purchase or sale contract, lease, contract for services, purchase order, employment agreement, and any amendment, extension, modification or addendum to any contract. "Contract" and "agreement" are synonymous.

(d) "District" shall mean the Calleguas Municipal Water District, duly organized under and by virtue of the Municipal Water District Act of 1911, as amended.

(e) "General Manager" shall refer to the person then serving as General Manager, or Acting General Manager (as defined in the Administrative Code), of the District.

(f) "Instrument" shall mean any document that states some contractual relationship or grants some right, including without limitation deeds, promissory notes, powers of attorney, and negotiable instruments.

SECTION 3. CONTRACTING AUTHORITY. The authority to enter into and sign contracts and instruments for and on behalf of the District is hereby delegated as follows:

(a) President, Vice President, Secretary and Treasurer. The following contracts and instruments will require two signatures including the signature of either the President or Vice President of the District and the signature of either the Secretary or Treasurer of the District:

(i) All general construction contracts in the amount of Thirty-Five Thousand Dollars (\$35,000.00) or more;

(ii) All materials procurement contracts in the amount of One-Hundred Thousand Dollars (\$100,000.00) or more;

(iii) All contracts and instruments relating to the issuance or acquisition of bonds or other financing;

(iv) All settlement agreements, consent decrees and all other contracts and instruments relating to litigation;

(v) All contracts for the retention of accounting and legal services.

(b) General Manager and President or Vice President. The following contracts and instruments will require the signature of either the President or the Vice President of the District and the signature of the General Manager:

(i) All contracts and instruments providing for the purchase, sale, exchange and/or other conveyance of real estate, or any interest therein, including, without limitation, all purchase and sale agreements, deeds, leases, right-of-way agreements, licenses, and easements, *except for* temporary construction easements as described in Subsection (c)(v) of this Section 3.

(c) General Manager. The General Manager is authorized to enter into and sign for and on behalf of the District the following contracts and instruments, and may do so without the prior approval of the Board of Directors, or any other person, except as expressly required hereunder:

(i) Contracts for the retention of professional services as follows:

Fixed scope and fee	\$100,000
Paid for on a time and materials basis	\$100,000 in one fiscal year

(ii) Contracts relating to employment and termination of employment as follows:

(aa) The General Manager has the power and authority to hire and discharge employees and assistants of the District, other than those referred to in Section 71340 of the California Water Code. In accordance therewith, the General Manager is authorized to prescribe duties, fix compensation, and enter into and sign on behalf of the District all employment contracts, letters offering employment, and all termination or separation agreements, subject, however, to all of the following:

(1) The General Manager shall comply with all applicable requirements of the Administrative Code, including without limitation the duty to fix compensation within the applicable salary range authorized by the Board of Directors from time to time, and the duty to periodically report to the Board of Directors concerning certain employment related actions;

(2) All employment contracts and letters offering employment with respect to a newly created employment position, not previously authorized by the Board of Directors, shall require the advance approval of the Board of Directors;

(3) All contracts or agreements relating to the termination or separation of an employee from employment with the District that provide for payment or payments to the employee totaling more than two (2) months' salary and benefits shall require the advance approval of the Board of Directors.

(iii) All contracts with public agencies, utilities, railroads, and private property owners that relate to the construction, protection, or relocation of the District's facilities within rights-of-way owned or to be acquired by such entities, *except for* those construction contracts referenced in Subsection (a)(i) of this Section 3;

(iv) All performance bonds, payment bonds, and agreements for escrow deposits in lieu of retention withholdings associated with those construction contracts referenced in Subsection (a)(i) of this Section 3;

(v) All temporary construction easements or "right of entry" agreements with property owners, for durations of less than three (3) years, in connection with construction projects or operations and maintenance activities;

(vi) All contracts for construction services in amounts less than \$35,000, or the lease or purchase of materials, supplies and equipment in amounts less than \$100,000.

(vii) All contracts necessary to respond to an emergency in accordance with the requirements of Section 22050 of the California Public Contract Code;

(viii) Water sale contracts, including, without limitation, construction water contracts for the sale of construction water to contractors working on construction projects with the District and such other contractors as deemed necessary and appropriate by the General Manager, purchase orders for the sale of water to purveyors of the District, and contracts for construction of turnouts for purveyors of the District;

(ix) All contracts of insurance including, without limitation, insurance policies and endorsements for general liability, workers' compensation, automobile, and health benefits for employees of the District;

(x) All contracts for the purchase or sale of utility services, including without limitation electricity, gas, and water;

(xi) All construction change orders in which each individual change to the work is both less than \$100,000 and less than 25% of the original construction contract amount; The Manager of Engineering and Project Managers also have authority to sign Change Orders on terms as set forth in the District Administrative Code, as amended from time to time;

(xii) Any contract or instrument, not otherwise provided for in this Ordinance, that has been approved in advance by the Board of Directors.

(d) Designated Employees. Certain employees designated under the District Administrative Code have the authority to make purchases and sign purchase orders, contracts, and notice to proceed letters up to the limits set forth in the District Administrative Code, as amended from time to time.

#### SECTION 4. GENERAL TERMS AND CONDITIONS.

(a) Authority of the Board of Directors. The express authority delegated hereunder shall not restrict or otherwise limit the general authority of the Board of Directors to bind the District by contract or instrument as provided under applicable law, including, without limitation California Water Code Section 71300.

(b) Delegation to Positions. The delegation of authority hereunder is to positions, not to individuals. As of the effective date of this Ordinance, any outstanding delegation of signature authority to individuals which is inconsistent with this Ordinance is hereby void.

(c) Further Delegation. Except for the right of the General Manager to delegate his/her authority as provided in the Administrative Code, no officer or agent given authority to bind the District hereunder shall have the right or power to delegate that authority without the express written consent of the Board of Directors.

SECTION 5. LEGAL CHALLENGES. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more other sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 6. ADMINISTRATION. All contracts and instruments entered into by or on behalf of the District shall be in accordance with the authority delegated under this Ordinance, unless amended, modified, changed or repealed by the Board of Directors by resolution or ordinance.

SECTION 7. CONFLICTS. To the extent that this Ordinance conflicts with the terms of the Administrative Code or any resolution or ordinance previously adopted by the Board of Directors with respect to the delegation of authority to bind the District by contract or instrument, this Ordinance shall govern.

SECTION 8. EFFECTIVE DATE AND SUNSET. This Ordinance shall be given effect at 12:01 a.m. on August 20, 2021. This Ordinance shall not have a sunset date.

ADOPTED, SIGNED AND APPROVED this 21st day of July, 2021.

DocuSigned by:  
*Steve Blois*  
98C6B4FB966041C...

\_\_\_\_\_  
Steve Blois, President  
Board of Directors

On a motion by Director Avila, and seconded by Director Santamaria, the foregoing ordinance is adopted upon this 21st day of July 2021, by the following vote:

AYES: Directors Avila, Quady, Santamaria, Blois

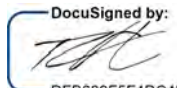
NOES: None

ABSTAINING: None

ABSENT: Director Waters

I HEREBY CERTIFY that the foregoing Ordinance was adopted at a regular meeting of the Board of Directors of Calleguas Municipal Water District held on July 21, 2021,.

ATTEST:

DocuSigned by:  
  
DFB689F6F4DC4F6...

\_\_\_\_\_  
Raul Avila, Secretary  
Board of Directors

(SEAL)

Exhibit A  
Real Property Legal Description

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

Parcel 1 of Parcel Map waiver No. 1129 recorded August 9, 2002 as Instrument No. 02- 189008 of official records, and being a portion of Lot 44, RANCHO SANTA CLARA DEL NORTE, County of Ventura, State of California, as per map recorded in Book 3 Page 26 of Maps, in the office of the County Recorder of said county.

APN: 152-0-170-140

**EXHIBIT "B"**

**LEGAL DESCRIPTION FOR  
PERMANENT EASEMENT LYING WITHIN DEED RECORDED AUGUST 9, 2002 AS  
INSTRUMENT NO. 02-189008 O.R.  
APN 152-0-170-140**

PARCEL 1 OF PARCEL MAP WAIVER NO. 1129 RECORDED AUGUST 9, 2002 AS INSTRUMENT NO. 02- 189008 OF OFFICIAL RECORDS, AND BEING A PORTION OF LOT 44, RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF SAID LOT 44 WITH THE NORTHEASTERLY LINE OF BEARDSLEY ROAD 50.00 FEET WIDE AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE SAID COUNTY RECORDER IN BOOK 30, PAGES 9 THROUGH 11 OF RECORDS OF SURVEYS;

THENCE SOUTH 40°13'00" WEST 62.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID BEARDSLEY ROAD ON A DIFFERENT BASIS OF BEARINGS TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 49°47'22" EAST 2218.24 FEET ALONG A PARALLEL LINE WITH SAID LOT 44;

THENCE SOUTH 00°26'06" WEST 546.80 FEET;  
THENCE SOUTH 05°36'25" EAST 491.80 FEET;  
THENCE SOUTH 19°17'53" EAST 169.81 FEET;  
THENCE SOUTH 23°42'48" WEST 274.17 FEET;  
THENCE SOUTH 40°13'26" WEST 218.75 FEET;  
THENCE SOUTH 49°46'34" EAST 124.82 FEET TO WEST PONDEROSA DRIVE;  
THENCE ALONG WEST PONDEROSA DRIVE SOUTH 40°13'38" WEST 30.00 FEET;  
THENCE NORTH 49°46'34" WEST 86.21 FEET;  
THENCE SOUTH 48°23'40" WEST 18.18 FEET;  
THENCE NORTH 49°46'34" WEST 71.02 FEET :  
THENCE NORTH 40°13'26" EAST 48.00 FEET;  
THENCE SOUTH 49°46'34" EAST 5.00 FEET;  
THENCE NORTH 40°13'26" EAST 214.39 FEET;  
THENCE NORTH 23°42'48" EAST 258.00 FEET;  
THENCE NORTH 19°17'53" WEST 161.59 FEET;  
THENCE NORTH 05°36'25" WEST 496.98 FEET;  
THENCE NORTH 00°26'06" EAST 534.32 FEET.

PERMANENT EASEMENT IN 02-189008 OR  
CONTINUED

THENCE NORTH 49°47'22" WEST 2136.85 FEET;  
THENCE SOUTH 85°13'00" WEST 31.58 FEET;  
THENCE SOUTH 40°13'00" WEST 163.61 FEET;  
THENCE NORTH 49°46'53" WEST 45.00 FEET TO THE NORTHEASTERLY LINE OF SAID  
BEARDSLEY ROAD:

THENCE NORTH 40°13'00" EAST 30.00 FEET ALONG THE NORTHEASTERLY LINE OF  
SAID BEARDSLEY ROAD:

THENCE SOUTH 49°46'53" EAST 15.00 FEET;

THENCE NORTH 40°13'00" EAST 145.94 FEET;

THENCE NORTH 49°47'00" WEST 15.00 FEET TO THE NORTHEASTERLY LINE OF SAID  
BEARDSLEY ROAD:

THENCE NORTH 40°13'00" EAST 40.00 FEET TO THE **TRUE POINT OF BEGINNING.**

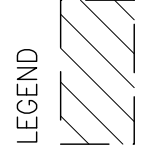
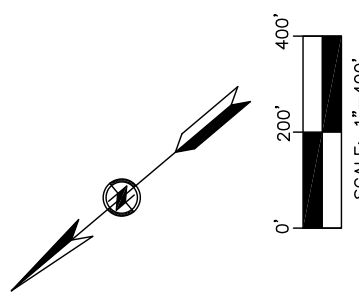
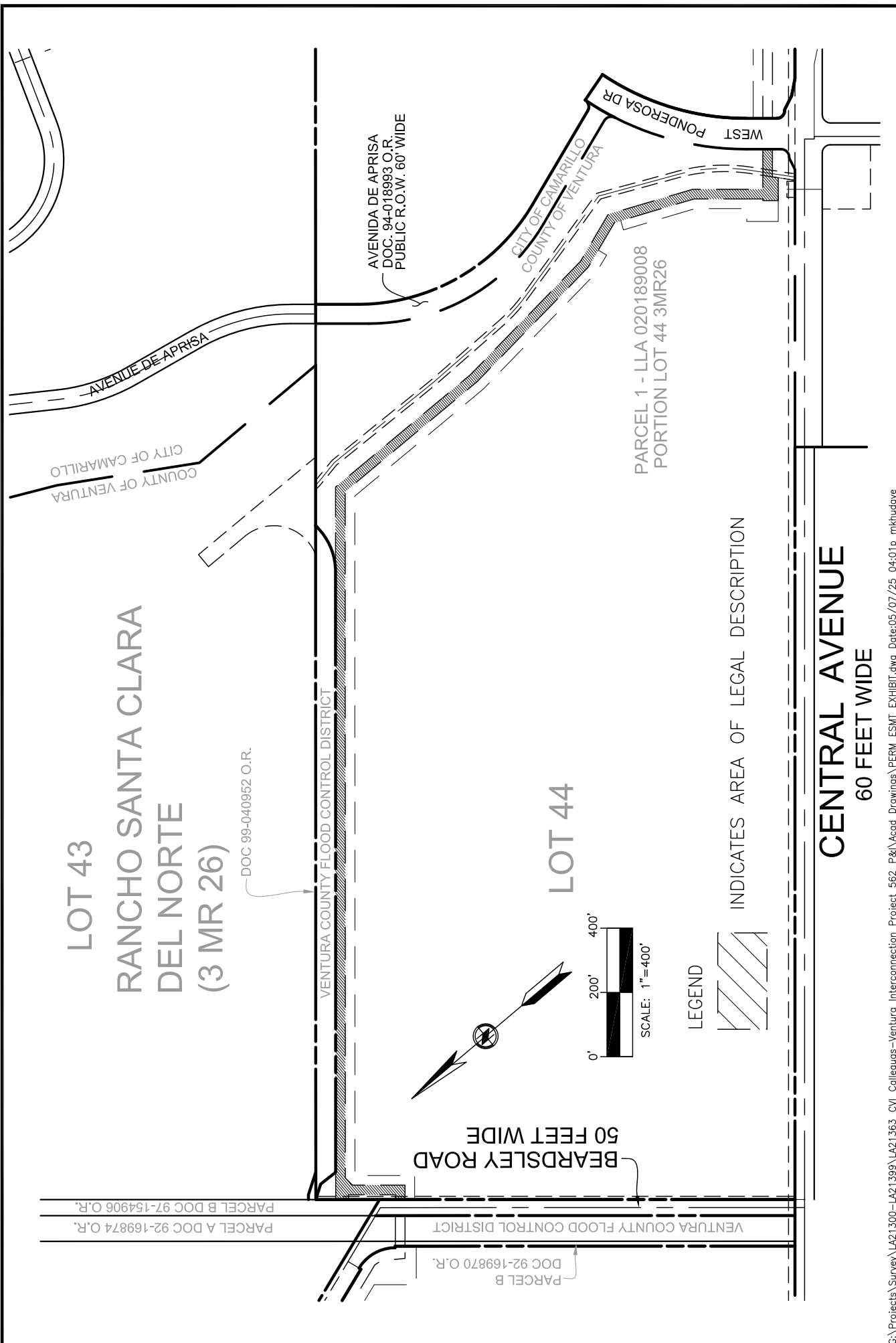
**PARCEL CONTAINS 2.970 ACRES, OR 129,359 SQUARE FEET, MORE OR LESS.**

EXHIBIT B SHEETS 3 THROUGH 7 OF 7 IS INCLUDED HEREIN AND MADE A PART  
HEREOF.

*Gregory D. Hindson* 5/5/25



GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP



DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=400'

PREPARED FOR:

**CALLEGUAS MUNICIPAL WATER DISTRICT**

**EXHIBIT 'B'**

**PERMANENT EASEMENT**

APN: 152-0-170-140

213 624 2661 TEL  
818 937 9589 TEL  
615 344 5100 FAX  
WWW.MOLLENHAUERGROU.PCOM

CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

APN 152-0-170-115  
 LOT 43  
 LOT 44

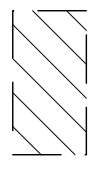
VENTURA COUNTY FLOOD CONTROL DISTRICT

S49° 47' 22"E  
 2218.24'  
 2136.85'  
 N49° 47' 22"W

SEE SHEET 5

APN 152-0-170-140  
 LOT 44

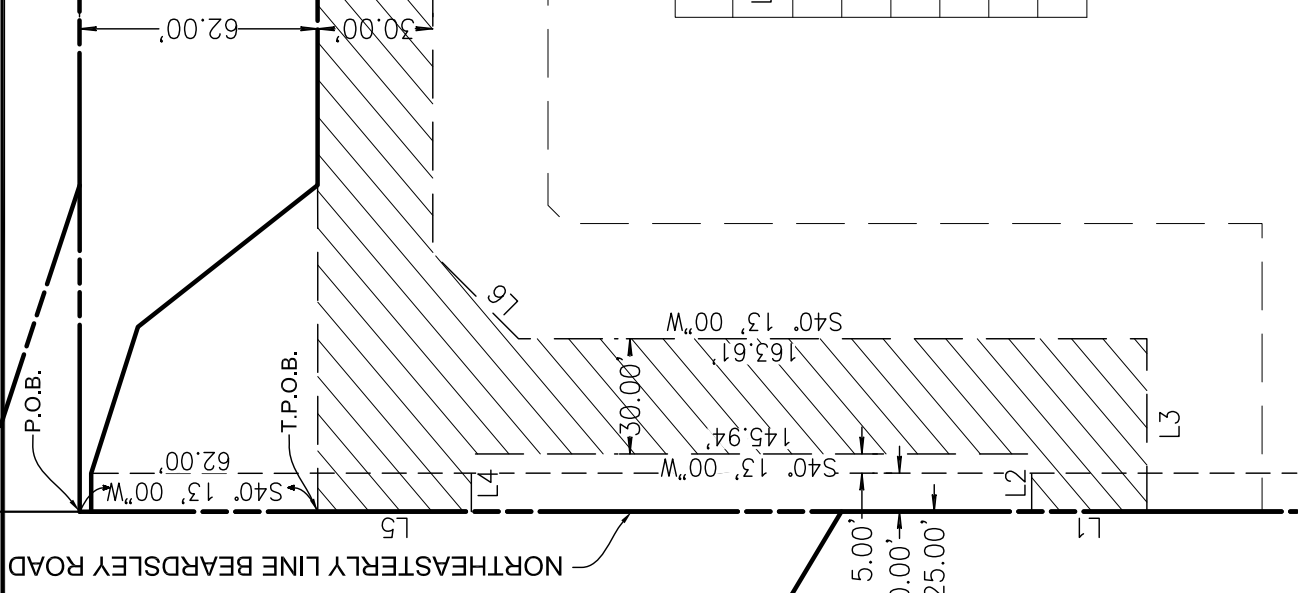
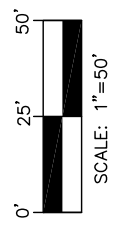
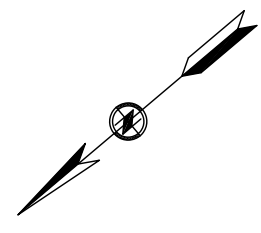
LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
 129,359 SQ.FT. OR 2.970 ACRES

22 NOT TO SCALE

Line Table		
Line #	Direction	Length
L1	N40° 13' 00"E	30.00'
L2	S49° 46' 53"E	15.00'
L3	N49° 46' 53"W	45.00'
L4	N49° 47' 00"W	15.00'
L5	N40° 13' 00"E	39.99'
L6	S85° 13' 00"W	31.58'



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EXHIBIT "B"  
 PERMANENT EASEMENT  
 APN: 152-0-170-140

PREPARED FOR:  
 CALLEGUAS MUNICIPAL  
 WATER DISTRICT

DATE: DECEMBER, 2024  
 JOB # LA21363  
 DRAWN MK  
 SCALE 1"=50'

213 624 2661 TEL  
 818 937 8989 FAX  
 6100 WILSON BLVD 2ND FL  
 GLENDALE CALIFORNIA 91202  
 WWW.MOLLENHAUERGROUPO.COM

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 SURVEYING+MAPPING  
 LAND DEVELOPMENT



VENTURA COUNTY  
FLOOD CONTROL  
DISTRICT

S49° 47' 22"E  
2218.24'  
N49° 47' 22"W  
2136.85'

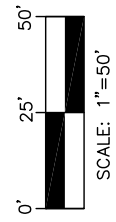
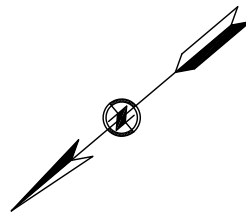
LOT 44  
APN 152-0-170-140

LAS POSAS ESTATE DRAIN

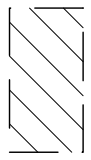
S00° 26' 06"W  
546.80'  
N00° 26' 06"E  
534.32'

S05° 36' 25"E  
497.80'  
N05° 36' 25"W  
496.98'

SEE SHEET 6



LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
129,359 SQ.FT. OR 2.970 ACRES



NOT TO SCALE

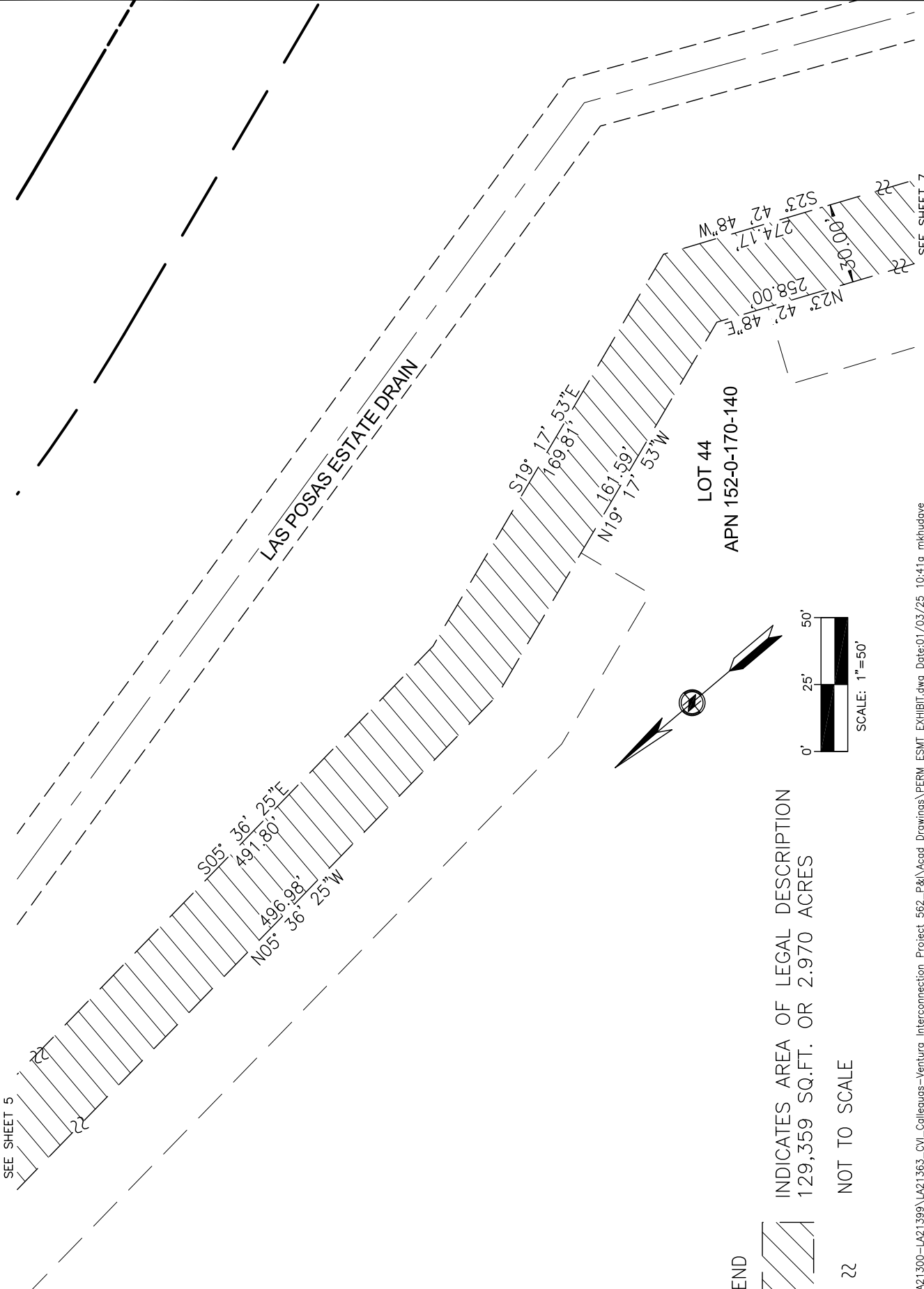
DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

PREPARED FOR:  
**CALLEGUAS MUNICIPAL  
WATER DISTRICT**

**EXHIBIT 'B'**  
**PERMANENT EASEMENT**  
APN: 152-0-170-140

213 624 2661 TEL  
818 937 9589 TEL  
615 346 1500 FAX  
WWW.MOLLENHAUERGROU.COM

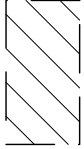
CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT



SEE SHEET 5

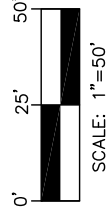
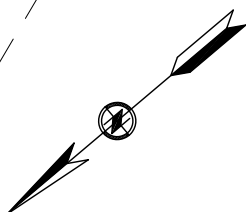
SEE SHEET 7

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
129,359 SQ.FT. OR 2.970 ACRES

22 NOT TO SCALE



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DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

PREPARED FOR:  
**CALLEGUAS MUNICIPAL WATER DISTRICT**

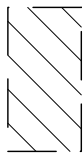
**EXHIBIT 'B'**  
**PERMANENT EASEMENT**  
**APN: 152-0-170-140**

213 624 2661 TEL  
818 937 8989 FAX  
818 937 8989  
CALLEGUAS, CALIFORNIA 91202  
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SURVEYING+MAPPING  
LAND DEVELOPMENT

**MOLLENHAUER GROUP**

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
129,359 SQ.FT. OR 2.970 ACRES

22

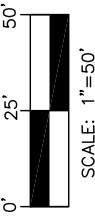
NOT TO SCALE

LOT 44

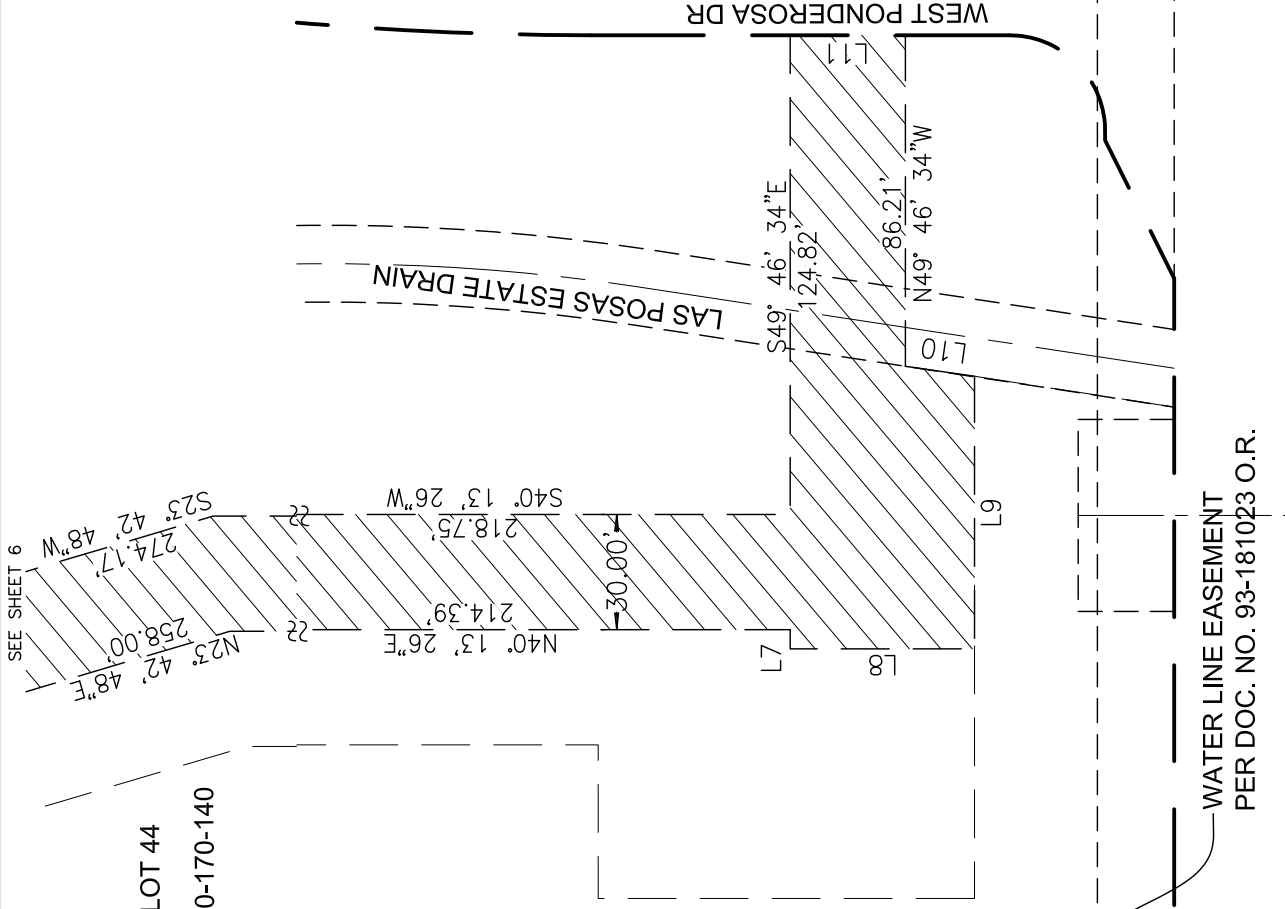
APN 152-0-170-140

SEE SHEET 6

Line Table		
Line #	Direction	Length
L7	S49° 46' 34"E	5.00'
L8	N40° 13' 26"E	48.00'
L9	N49° 46' 34"W	71.02'
L10	S48° 23' 40"W	18.18'
L11	S40° 13' 38"W	30.00'



PARCEL 1 - LLA 020189008  
PORTION LOT 44 3MR26



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<p><b>MOLLENHAUER GROUP</b> CIVIL ENGINEERING SURVEYING+MAPPING LAND DEVELOPMENT</p>	<p>213 624 2661 TEL 818 937 9589 JET 615 937 9589 JET GLENNDALE, CALIFORNIA 91202 WWW.MOLLENHAUERGROUP.COM</p>	<p>EXHIBIT "B" PERMANENT EASEMENT APN: 152-0-170-140</p>	<p>PREPARED FOR: CALLEGUAS MUNICIPAL WATER DISTRICT</p>	<p>DATE: DECEMBER, 2024 JOB # LA21363 DRAWN MK SCALE 1"=50'</p>
	<p>PREPARED FOR:</p>			<p>SHEET 7 OF 7</p>
	<p>INDICATES AREA OF LEGAL DESCRIPTION 129,359 SQ.FT. OR 2.970 ACRES</p>			
	<p>LOT 44 APN 152-0-170-140</p>			

**EXHIBIT "C"**

**LEGAL DESCRIPTION FOR  
TEMPORARY EASEMENT LYING WITHIN DEED RECORDED AUGUST 9, 2002 AS  
INSTRUMENT NO. 02-189008 O.R.  
APN 152-0-170-140**

PARCEL 1 OF PARCEL MAP WAIVER NO. 1129 RECORDED AUGUST 9, 2002 AS INSTRUMENT NO. 02- 189008 OF OFFICIAL RECORDS, AND BEING A PORTION OF LOT 44, RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**PARCEL 1**

**BEGINNING** AT THE NORTHWESTERLY CORNER OF SAID LOT 44 WITH THE NORTHEASTERLY LINE OF BEARDSLEY ROAD 50.00 FEET WIDE AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE SAID COUNTY RECORDER IN BOOK 30, PAGE 11 OF RECORDS OF SURVEYS;

THENCE SOUTH 40°13'00" WEST 277.93 FEET ALONG THE NORTHEASTERLY LINE OF SAID BEARDSLEY ROAD ON A DIFFERENT BASIS OF BEARINGS TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 49°46'53" EAST 45.00 FEET;

THENCE NORTH 40°13'00" EAST 163.61 FEET;

THENCE NORTH 85°13'00" EAST 31.58 FEET TO A POINT THAT 92.00 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 44;

THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 44, SOUTH 49°47'22" EAST 2136.85 FEET;

THENCE SOUTH 00°26'06" WEST 534.32 FEET;

THENCE SOUTH 05°36'25" EAST 496.98 FEET;

THENCE SOUTH 19°17'53" EAST 61.59 FEET, TO A POINT HEREIN REFERRED TO AS POINT 'A';

THENCE SOUTH 70°42'07" EAST 30.00 FEET;

THENCE NORTH 19°17'53" WEST 65.19 FEET;

THENCE NORTH 05°36'25" WEST 502.17 FEET;

TEMPORARY EASEMENT IN 02-189008 OR  
CONTINUED

THENCE NORTH 00°26'06" EAST 521.84 FEET TO A POINT THAT IS 122.00 FEET  
SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 44;

THENCE PARALLEL WITH NORTHEASTERLY LINE OF SAID LOT 44, NORTH 49°47'22"  
WEST 2110.37 FEET;

THENCE SOUTH 85°13'00" WEST 6.73 FEET;

THENCE SOUTH 40°13'00" WEST 181.18 FEET;

THENCE NORTH 49°46'53" WEST 75.00 FEET, TO THE NORTHEASTERLY LINE OF SAID  
BEARDSLEY ROAD;

THENCE ALONG BEARDSLEY ROAD , NORTH 40°13'00" EAST 30.00 FEET TO THE  
**TRUE POINT OF BEGINNING.**

**PARCEL 2**

**BEGINNING AT POINT 'A';**

THENCE SOUTH 19°17'53" EAST 100.00 FEET;

THENCE SOUTH 23°42'48" EAST 20.00 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE SOUTH 23°42'48" WEST 238.00 FEET;

THENCE SOUTH 40°13'26" WEST 214.39 FEET;

THENCE NORTH 49°46'34" WEST 5.00 FEET;

THENCE SOUTH 40°13'26" WEST 48.00 FEET;

THENCE NORTH 49°46'34" WEST 65.00 FEET;

THENCE NORTH 40°13'26" EAST 98.00 FEET;

THENCE SOUTH 49°46'34" EAST 40.00 FEET;

THENCE NORTH 40°13'26" EAST 160.04 FEET;

THENCE NORTH 23°42'48" EAST 233.65 FEET;

THENCE SOUTH 66°17'12" EAST 30.00 FEET TO THE **TRUE POINT OF BEGINNING.**

**PARCEL 3**

**BEGINNING** AT A POINT ON THE 6<sup>TH</sup> COURSE (SOUTH 39°39'09" WEST 108.94 FEET ) OF SAID PARCEL 1 DISTANT THEREON SOUTH 40°13'38" WEST ON A DIFFERENT BASIS OF BEARINGS, 27.00 FEET FROM THE NORTHERLY TERMINUS OF SAID COURSE,

THENCE NORTH 49°46'34" WEST 86.21 FEET;

THENCE SOUTH 48°52'00" WEST 70.80 FEET TO THE NORTHEASTERLY LINE OF CENTRAL AVENUE 60.00 WIDE AS SHOWN ON SAID ON SAID PARCEL MAP;

THENCE SOUTHEASTERLY ALONG CENTRAL AVENUE THENCE SOUTH 49°46'34" EAST 33.49 FEET;

THENCE SOUTH 76°20'16" EAST 40.25 FEET, TO THE BEGINING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.16 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 94°51'07" AN ARC LENGTH OF 41.66 FEET, TO A POINT ON THE 6<sup>TH</sup> COURSE (SOUTH 39°39'09" WEST 108.94 FEET ) OF SAID PARCEL 1 DISTANT THEREON SOUTH 40°13'38" WEST 27.00 FEET FROM THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID LINE TO THE **POINT OF BEGINNING**.

**PARCEL 1** CONTAINS 2.387 ACRES, OR 103,986 SQUARE FEET, MORE OR LESS.

**PARCEL 2** CONTAINS 0.426 ACRES, OR 18,561 SQUARE FEET, MORE OR LESS.

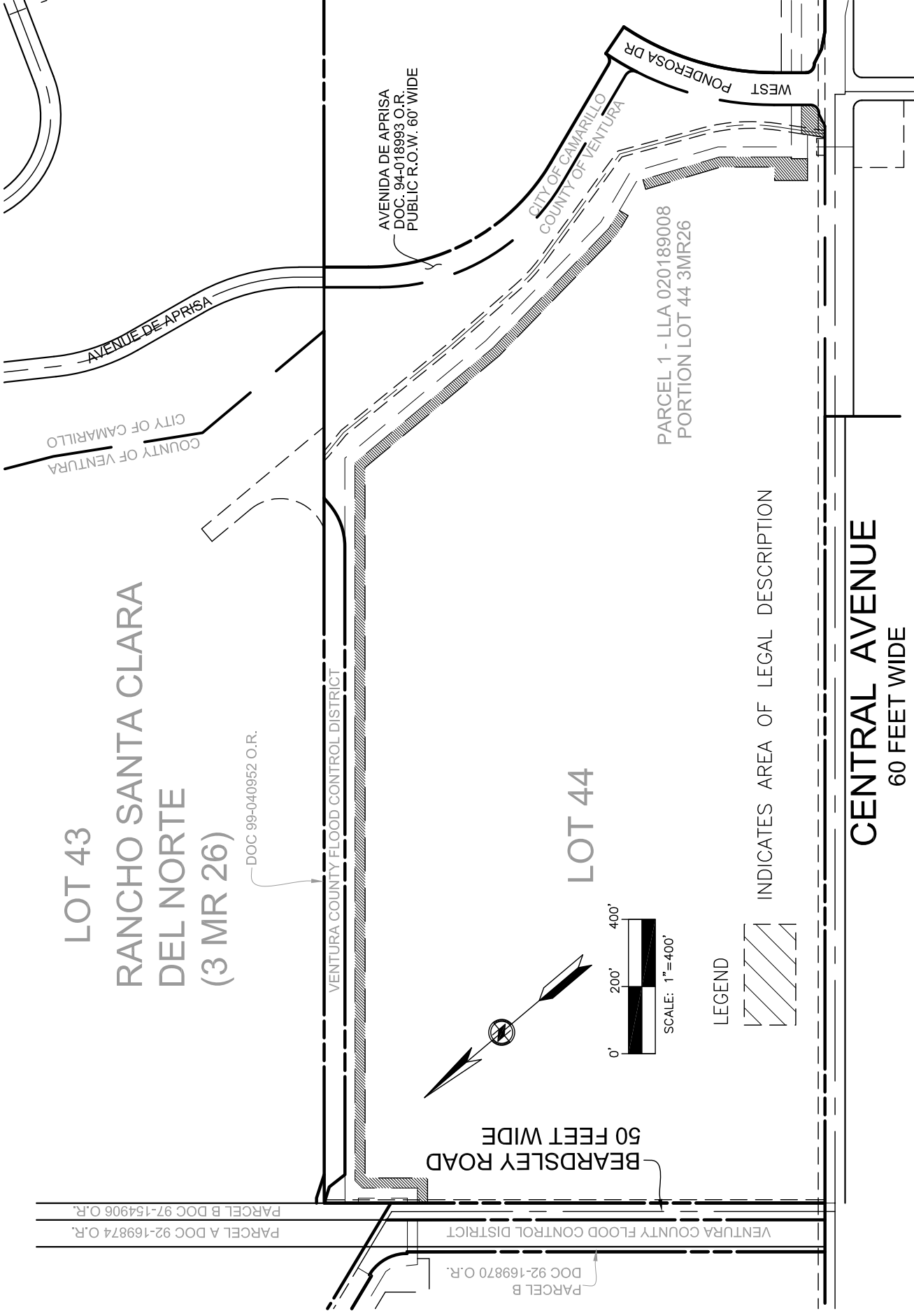
**PARCEL 3** CONTAINS 0.125 ACRES, OR 5,458 SQUARE FEET, MORE OR LESS.

EXHIBIT B SHEETS 4 THROUGH 8 OF 8 IS INCLUDED HEREIN AND MADE A PART HEREOF.

*g d h* 5/5/25

GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP





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DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=400'

PREPARED FOR:  
**CALLEGUAS MUNICIPAL  
WATER DISTRICT**

EXHIBIT "C"  
**TEMPORARY EASEMENT  
APN: 152-0-170-140**

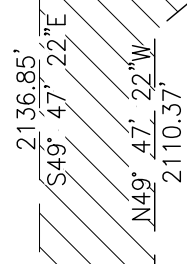
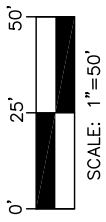
213 624 2661 TEL  
818 937 9589 FAX  
818 937 9589 JET BLVD 2ND FL  
GLENNDALE CALIFORNIA 91209  
WWW.MOLLENHAUERGROUP.COM

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LAND DEVELOPMENT

**MOLLENHAUER GROUP**



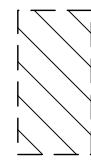
VENTURA COUNTY  
FLOOD CONTROL  
DISTRICT



LOT 44  
APN 152-0-170-140

LAS POSAS ESTATE DRAIN

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
 PARCEL 1: 103,986 SQ.FT. OR 2.387 ACRES  
 PARCEL 2: 18,561 SQ.FT. OR 0.426 ACRES  
 PARCEL 3: 5,458 SQ.FT. OR 0.125 ACRES

NOT TO SCALE

DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

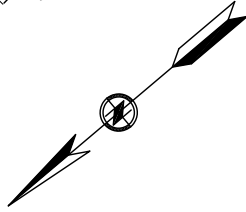
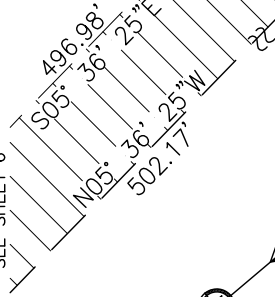
PREPARED FOR:  
**CALLEGUAS MUNICIPAL WATER DISTRICT**

EXHIBIT "C"  
**TEMPORARY EASEMENT**  
APN: 152-0-170-140

213 624 2661 TEL  
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LAND DEVELOPMENT

SEE SHEET 6



SCALE: 1"=50'

POINT "A"

LOT 44  
APN 152-0-170-140

T.P.O.B.  
PARCEL 2

Line Table		
Line #	Direction	Length
L5	S70° 42' 07"W	30.00'
L6	S19° 17' 53"E	100.00'
L7	S23° 42' 48"W	20.00'

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
 PARCEL 1: 103,986 SQ.FT. OR 2.387 ACRES  
 PARCEL 2: 18,561 SQ.FT. OR 0.426 ACRES  
 PARCEL 3: 5,458 SQ.FT. OR 0.125 ACRES

22 NOT TO SCALE

SEE SHEET 8

PREPARED FOR:  
**CALLEGUAS MUNICIPAL  
WATER DISTRICT**

**EXHIBIT "C"**  
**TEMPORARY EASEMENT**  
APN: 152-0-170-140

213 624 2661 TEL  
818 937 8989 FAX  
14000 WILSON BLVD 2ND FL  
GLENNDALE CALIFORNIA 91209  
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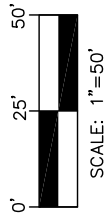
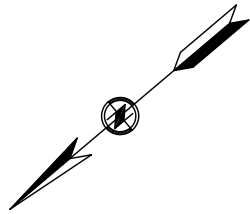
CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

**MOLLENHAUER GROUP**

DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

SHEET 7 OF 8

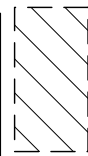
Curve Table			Line Table		
Curve #	Delta	Radius	Line #	Direction	Length
C1	094°51'07"	25.16'	L7	S23° 42' 48"W	20.00'
			L8	S66° 17' 12"E	30.00'
			L9	N49° 46' 34"W	5.00'
			L10	S40° 13' 26"W	48.00'
			L11	S49° 46' 34"E	40.00'
			L12	S40° 13' 38"W	27.00'
			L13	S76° 20' 16"E	40.25'
			L14	S49° 46' 34"E	33.49'
			L15	S48° 52' 00"W	70.80'
			L16	N49° 46' 34"W	86.21'



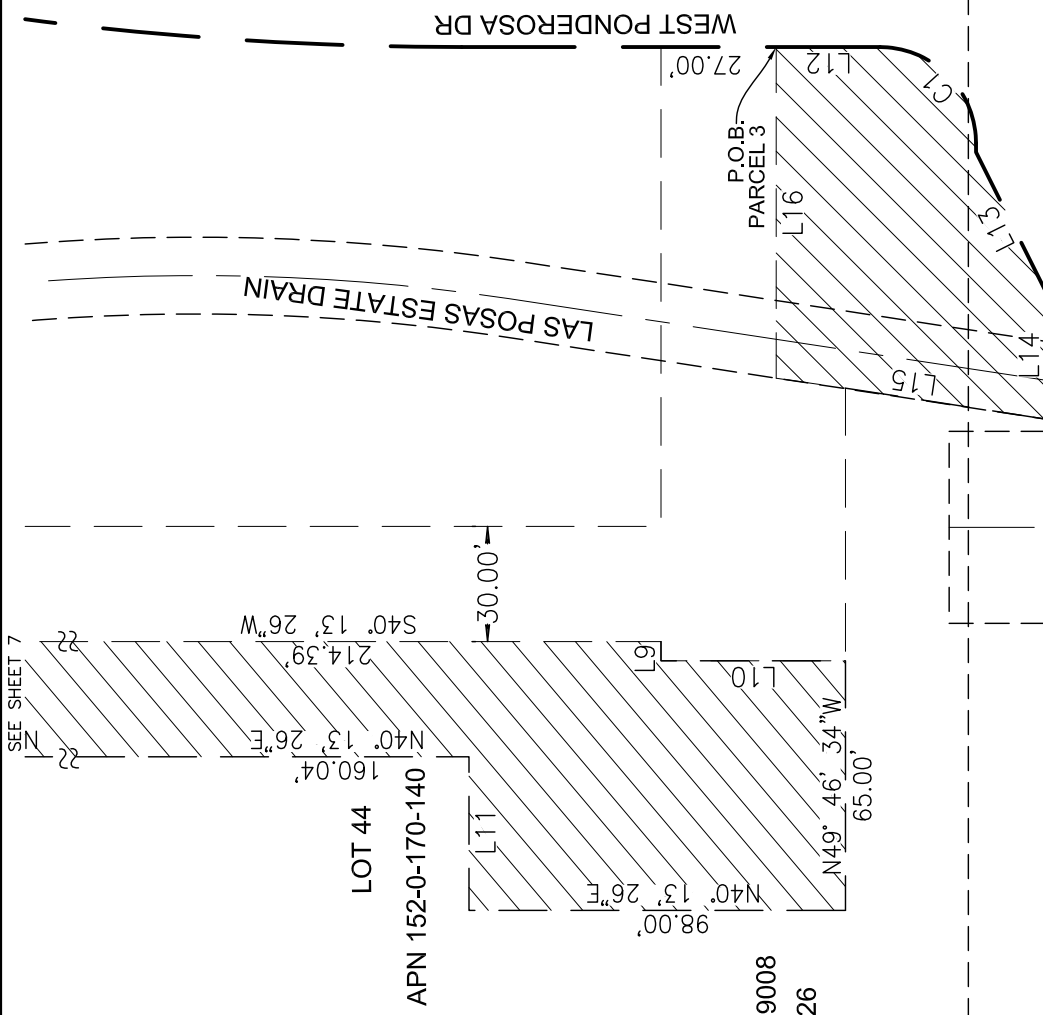
WATER LINE EASEMENT PER DOC. NO. 93-181023 O.R.  
 PARCEL 1 - LLA 020189008  
 PORTION LOT 44 3MR26

CENTRAL AVENUE  
 60 FEET WIDE

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
 PARCEL 1: 103,986 SQ.FT. OR 2.387 ACRES  
 PARCEL 2: 18,561 SQ.FT. OR 0.426 ACRES  
 PARCEL 3: 5,458 SQ.FT. OR 0.125 ACRES  
 NOT TO SCALE



22

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 LAND DEVELOPMENT



EXHIBIT "C"

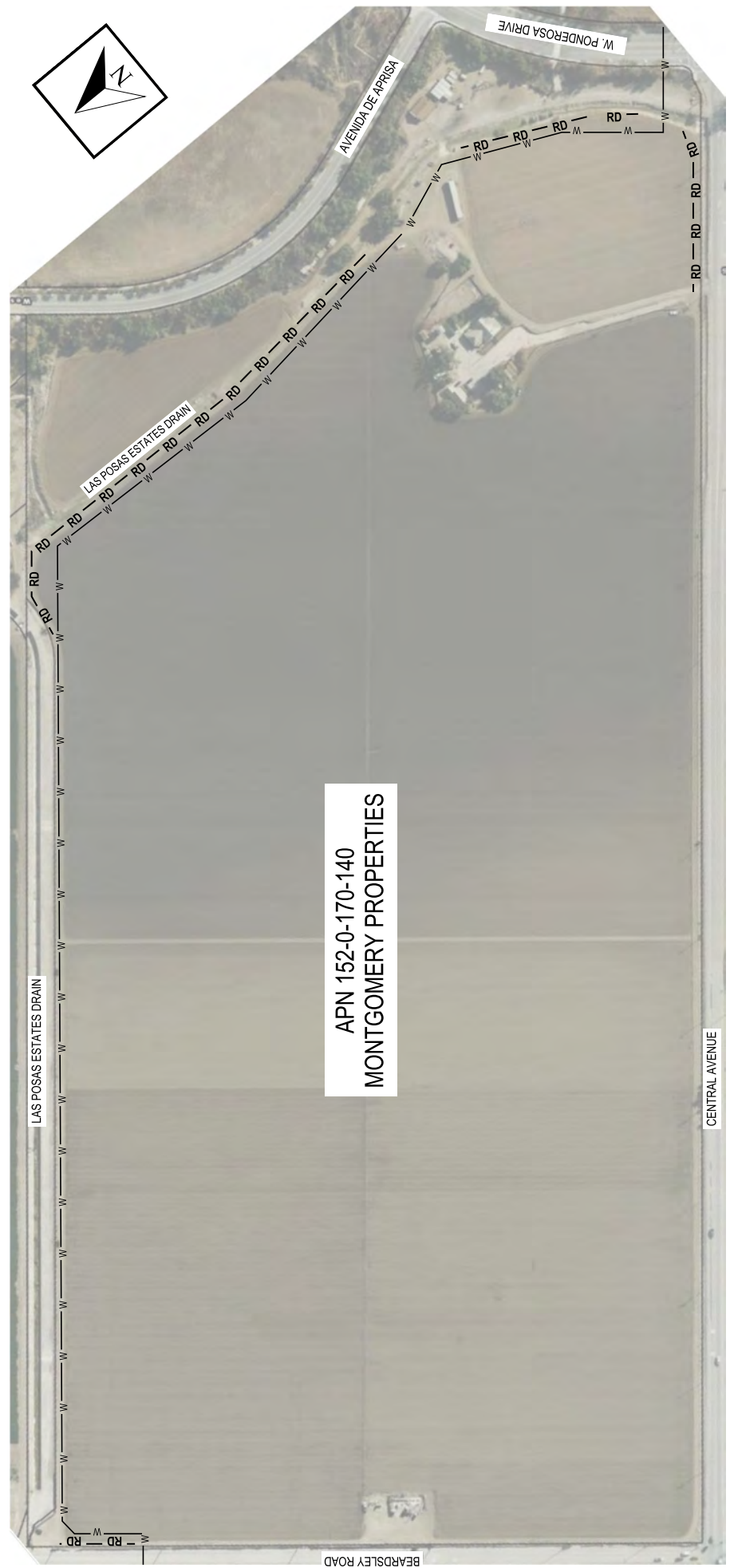
TEMPORARY EASEMENT  
 APN: 152-0-170-140

PREPARED FOR:

CALLEGUAS MUNICIPAL  
 WATER DISTRICT

DATE:	DECEMBER, 2024
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

SHEET 8 OF 8



APN 152-0-170-140  
MONTGOMERY PROPERTIES

**LEGEND:**

- RD - RD - RD - APPROXIMATE INGRESS / EGRESS LOCATION WITHIN EXISTING ACCESS ROADS
- W - W - W - APPROXIMATE (WATER) PIPELINE ALIGNMENT



CALLEGUAS MUNICIPAL WATER DISTRICT  
CALLEGUAS - VENTURA INTERCONNECTION, PROJECT 562  
APN 152-0-170-140  
INGRESS & EGRESS LOCATION MAP  
EXHIBIT "D"

February 23, 2026

**PARCEL NO.:** 157-0-270-015

**EXCLUSIVE EASEMENT OWNER:** City of Oxnard

**PROJECT:** Calleguas Municipal Water District, Calleguas - Ventura Interconnection (Project No. 562)

**CMWD PARCEL NO.:** 6308

## EASEMENT TRANSFER AGREEMENT

THIS AGREEMENT dated \_\_\_\_\_, 2026, is made and entered into by and between

**City of Oxnard, a municipal corporation,**

hereinafter collectively referred to as "City", and

**Calleguas Municipal Water District**

hereinafter called "District."

An Assignment of Easement ("Assignment") covering the property rights particularly described therein, has been executed concurrently with this Agreement and delivered to District representatives. A copy of said Assignment is labeled "Exhibit 1" and is attached hereto and incorporated herein by this reference.

In consideration of which, and other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said Assignment and shall relieve the District of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.

2. The District shall:

A. PAYMENT - Pay to the order of the City the sum of **\$6,200** as consideration in full for the real property interests being conveyed in the referenced Assignment, for the loss, replacement and moving of any improvements, severance damages and for entering into this Agreement. Said sum shall be paid by District directly to City within 30 days after the Assignment has been recorded.

B. MISCELLANEOUS COSTS - Pay any and all transactional closing costs and recording fees incurred in this transaction.

C. CONSTRUCTION - Shall construct improvements consistent with Plans and documents reviewed and accepted by the City. Construction of District improvements outlined in attached Exhibit D to the attached Exhibit 1 shall not interfere with the City's access and ability to

perform routine, emergency, or replacement operations in the future.

D. RESTORATION OF PROPERTY – After completion of construction use, restore the surface of the Temporary Construction Easement area identified in Exhibit 1 to a better condition than that which existed prior to District’s use, including repaving the asphalt concrete access road.

E. INDEMNIFICATION - Indemnify and hold harmless City from any and all claims, damages, costs, judgments, or liability caused by District or its officers, employees or agents specifically arising from District’s project construction and restoration work on City’s Exclusive Permanent Easement Area, identified in the attached “Exhibit 1” or as a direct result of District’s operation of District facilities on City’s Exclusive Permanent Easement Area.

F. RECORDATION OF INSTRUMENT - Accept the Assignment herein referenced and cause the same to be recorded in the office of the Ventura County Recorder.

3. The City:

A. REPRESENTATION - Warrants there are no known oral or written leases on all or any portion of the City’s Exclusive Permanent Easement Area in the referenced Assignment.

4. The Parties agree:

A. ARTICLE HEADINGS - Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

B. COMPLETE UNDERSTANDING - This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in writing by the parties hereto or their successors or assigns.

C. DISTRICT APPROVAL - This Agreement is subject to and conditioned upon approval and ratification by the Calleguas Municipal Water District. This Agreement is not binding upon the District until executed by the appropriate District official(s) acting in their authorized capacity.

---

**No Obligation Other Than Those Set Forth Herein Will Be Recognized.**


CITY:  
City of Oxnard, a municipal corporation

  
Luis Mc Arthur, Mayor  
Date: 6/16/2026

ATTEST:

  
Lourdes A. López, City Clerk  
Date: 6/17/2026

APPROVED AS TO FORM:

  
Stephen M. Fischer, City Attorney  
Date: 6/9/2026

**DISTRICT:**  
Calleguas Municipal Water District

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Raul Avila, President, Board of Directors

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kristine McCaffrey, General Manager

**EXHIBIT 1**

Recorded at request of and  
When recorded return to:

Calleguas Municipal Water District  
c/o Hamner, Jewell & Associates  
Government Real Estate Services  
3183 Duncan Road, Suite E  
San Luis Obispo, CA 93401

Space above this line for Recorder's Use

A.P. No. 157-0-270-015  
CMWD Parcel No. 6308

No fee pursuant to Government  
Code § 6103 No Documentary Transfer Tax per  
R&T Code § 11922 No Recording Fee per  
Government Code § 27383

**Calleguas Municipal Water District**

**ASSIGNMENT OF EASEMENT**

Calleguas - Ventura Interconnection (Project No. 562)

Helen M. Pearson, Dorothy E. James and Robert E. Pearson ("Vendor"), executed a Contract and Grant of Easement ("Easement Deed") granting an exclusive permanent easement to the City of Oxnard, a municipal corporation ("City"). The Easement Deed was recorded in Book 2702, Page 258-266 on December 31, 1964, in the County Recorder's Office of the County of Ventura, a copy of which is attached as Exhibit "A".

This Assignment of Easement ("Assignment") is being executed between the City and Calleguas Municipal Water District ("District") to transfer certain easement rights through the City's exclusive easement area ("City's Exclusive Permanent Easement Area"), described in the attached Easement Deed as Parcel 2202-B. The granting of the new easement rights to the District shall have no effect whatsoever on the rights and easements held by the City. Further, the District's new easement rights will be subservient and secondary to the City's rights.

NOW THEREFOR FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**CITY OF OXNARD, A MUNICIPAL CORPORATION ("CITY")**

hereby GRANTS, ASSIGNS, and TRANSFERS to

**CALLEGUAS MUNICIPAL WATER DISTRICT ("DISTRICT")**

the following interests in real property:

**Permanent Easement**

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 or wastewater 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 devices, pull boxes, and all related incidents, fixtures, and appurtenances. The markers, test stations, pull boxes, blow off valves, air release valves, manholes, other related facilities, and turnouts may be located above ground or partially above ground. The facilities shall be consistent with the construction drawings for the Calleguas – Ventura Interconnection project as reviewed and agreed to by the City. Construction of improvements shall be consistent with plans and documents reviewed and accepted by the City. Construction of District improvements outlined in attached Exhibit “D” shall not interfere with the City’s access and ability to perform routine, emergency, or replacement operations in the future. 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. This easement shall be in, over, on, through, within, under, and across the Easement Area of the City’s Exclusive Permanent Easement Area. The “Easement Area” which comprises the District’s new Permanent Easement is described and depicted in Exhibit “B”, attached hereto and incorporated by reference herein. And;

**A Temporary Construction Easement**

A Temporary Construction Easement for the purposes of facilitating construction of 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 Exhibit “C”, attached hereto and incorporated by reference herein (“Temporary Construction Easement”). Said Temporary Construction Easement shall commence ninety (90) days after issuance by District of a Notice of Commencement of Construction, which shall be issued to City by U.S. Mail, 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 for a maximum of three (3) extensions of three (3) months each 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 City **Five Hundred Dollars (\$500)** for each three-month extension term exercised. Payment for any such extension(s) shall be paid by District to City concurrent with District’s written notice to City of District’s intent to exercise such extension provisions. In any event, this Temporary Construction Easement shall terminate on or before December 31, 2029.

GRANTOR:

**City of Oxnard, a municipal corporation**



**CERTIFICATE OF ACCEPTANCE**  
(Government Code §27281)

This is to certify that the interest in real property conveyed by this easement deed dated \_\_\_\_\_, from the City of Oxnard, a municipal corporation, is hereby accepted by order of the Board of Directors of Calleguas Municipal Water District on \_\_\_\_\_, pursuant to authority conferred by Ordinance No. 18, which the Calleguas Municipal Water District Board of Directors adopted on July 21, 2021, and the grantee consents to the recordation thereof by its duly authorized officers.

Dated: \_\_\_\_\_

CALLEGUAS MUNICIPAL WATER DISTRICT

By: \_\_\_\_\_  
Raul Avila, President, Board of Directors

By: \_\_\_\_\_  
Kristine McCaffrey, General Manager

STATE OF CALIFORNIA)

SS

COUNTY OF VENTURA)

I, \_\_\_\_\_, Clerk of the Board of Directors of Calleguas Municipal Water District, DO HEREBY CERTIFY that the attached and foregoing is a full, true and correct copy of Ordinance No. 18 of said Board, and the same has not been amended or repealed.

By: \_\_\_\_\_  
Clerk of the Board

Dated: \_\_\_\_\_

RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.  
AT 10 MIN. PAST 11 A.M.  
OFFICIAL RECORDS VENTURA COUNTY

94252

BOOK 2702 PAGE 258

DEC 3 1 1964  
BOOK 2702 PAGE 258  
*Robert L. Hansen* RECORDER

CONTRACT AND GRANT OF EASEMENT



FREE - 9

This contract is made and entered into this 1st day of December, 1964, by and between the CITY OF OXNARD, a municipal corporation, hereinafter referred to as City, and HELEN M. PEARSON, DOROTHY E. JAMES and ROBERT E. PEARSON, hereinafter referred to as Vendor.



In consideration of the sum of \$7,287.00, receipt of which is hereby acknowledged by Vendor, and of the mutual covenants herein contained, it is agreed as follows:

1. Vendor hereby grants unto City, its successors and assigns, the exclusive right, privilege and easement to enter upon and to survey, construct, reconstruct, lay, relay, increase the size of, operate, maintain, inspect and remove at any time, structures, buildings, a road, street or alley, storm drains and facilities, sanitary sewers, and utilities, including but not limited to a water main or conduit and water mains or conduits branching therefrom, with all fixtures, devices and appurtenances used or useful in the operation of said road, street or alley, water main or conduit, storm drains and facilities, sanitary sewers or other utilities, and to remove objects interfering therewith, at any and all points within, under, over, upon, through and across the following described land, situate in the County of Ventura, State of California:

Parcel 2202-B (Permanent)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino Meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as a whole as follows:

Beginning at a 1-1/4 inch iron pipe marked with a metal tag stamped "SGB-LS 1842" set at the Northwest corner of said Lot 5; thence along the Northerly line of said Fractional Section 28,

1st - North 74° 26' 30" East 1388.66 feet; thence,

BOOK 2702 PAGE 259

2nd - South  $56^{\circ} 56' 56''$  West 99.81 feet to an intersection with a line that is parallel with and distant Southeasterly 30.00 feet, measured at right angles, from the Northerly line of said Fractional Section 28; thence along said parallel line,

3rd - South  $74^{\circ} 26' 30''$  West 1302.20 feet to the Westerly line of said Lot 5; thence along said Westerly line,

4th - North  $0^{\circ} 40' 03''$  East 31.25 feet to the point of beginning.

Parcel 2202-B (Slope)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as follows:

Commencing at a point on the Northerly line of said Fractional Section 28, from which a 1-1/2 inch iron pipe marked with a metal tag stamped "SGB-LS 1842" set at the Northwest corner of said Lot 5 bears along said Northerly line South  $74^{\circ} 26' 30''$  West 1388.66 feet; thence South  $56^{\circ} 56' 56''$  West 54.22 feet to the true point of beginning; thence,

- 1st - South  $39^{\circ} 41' 00''$  West 46.84 feet; thence,
- 2nd - South  $74^{\circ} 26' 30''$  West 51.54 feet; thence,
- 3rd - South  $15^{\circ} 33' 30''$  East 35.00 feet; thence,
- 4th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,
- 5th - North  $15^{\circ} 33' 30''$  West 30.00 feet; thence,
- 6th - South  $74^{\circ} 26' 30''$  West 180.00 feet; thence,
- 7th - South  $15^{\circ} 33' 30''$  East 45.00 feet; thence,
- 8th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,
- 9th - North  $15^{\circ} 33' 30''$  West 48.00 feet; thence,
- 10th - South  $74^{\circ} 26' 30''$  West 240.00 feet; thence,
- 11th - South  $15^{\circ} 33' 30''$  East 20.00 feet; thence,
- 12th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,
- 13th - North  $15^{\circ} 33' 30''$  West 20.00 feet; thence,
- 14th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,
- 15th - South  $15^{\circ} 33' 30''$  East 5.00 feet; thence,
- 16th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,
- 17th - North  $15^{\circ} 33' 30''$  West 10.00 feet; thence,
- 18th - South  $74^{\circ} 26' 30''$  West 155.00 feet; thence,
- 19th - North  $15^{\circ} 33' 30''$  West 5.00 feet; thence,

BOOK 2702 PAGE 260

- 20th - South  $74^{\circ} 26' 30''$  West 125.00 feet; thence,  
 21st - North  $15^{\circ} 33' 30''$  West 5.00 feet to an intersection with a line which is parallel with and distant Southeasterly 30.00 feet, measured at right angles, from the Northerly line of said Fractional Section 28; thence along said parallel line,  
 22nd - North  $74^{\circ} 26' 30''$  East 1156.54 feet to an intersection with a line that bears South  $56^{\circ} 56' 56''$  West and which passes through the true point of beginning; thence along said line,  
 23rd - North  $56^{\circ} 56' 56''$  East 45.59 feet to the true point of beginning.

2. Vendor also hereby grants unto City, its successors or assigns, the temporary right, privilege and easement to enter upon and use the below described property for the placing or piling thereon of earth, materials and machinery and for other purposes useful or necessary in connection with the construction of a water main and conduit, access road and storm drainage facilities on the property hereinabove described:

Parcel 2202-B (Temporary)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino Meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as a whole as follows:

Beginning at a point on the Northerly line of said Fraction Section 28 from which a 1-1/2 inch iron pipe marked with a metal tag stamped "SGB-LS 1842" set at the Northwest corner of said lot 5, bears along said Northerly line South  $74^{\circ} 26' 30''$  West 1388.66 feet; thence,

- 1st - South  $56^{\circ} 56' 56''$  West 54.22 feet; thence,  
 2nd - South  $39^{\circ} 41' 00''$  West 46.84 feet; thence,  
 3rd - South  $74^{\circ} 26' 30''$  West 51.54 feet; thence,  
 4th - South  $15^{\circ} 33' 30''$  East 35.00 feet; thence,  
 5th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,  
 6th - North  $15^{\circ} 33' 30''$  West 30.00 feet; thence,  
 7th - South  $74^{\circ} 26' 30''$  West 180.00 feet; thence,  
 8th - South  $15^{\circ} 33' 30''$  East 45.00 feet; thence,  
 9th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,  
 10th - North  $15^{\circ} 33' 30''$  West 48.00 feet; thence,  
 11th - South  $74^{\circ} 26' 30''$  West 240.00 feet; thence,  
 12th - South  $15^{\circ} 33' 30''$  East 20.00 feet; thence,  
 13th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,

- 14th - North  $15^{\circ} 33' 30''$  West 20.00 feet; thence,  
 15th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,  
 16th - South  $15^{\circ} 33' 30''$  East 5.00 feet; thence,  
 17th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,  
 18th - South  $15^{\circ} 33' 30''$  East 50.00 feet; thence,  
 19th - North  $74^{\circ} 26' 30''$  East 957.54 feet; thence,  
 20th - North  $30^{\circ} 54' 30''$  East 138.72 feet; thence,  
 21st - North  $75^{\circ} 54' 30''$  East 234.75 feet; thence,  
 22nd - North  $3^{\circ} 02' 30''$  East 11.04 feet; to the Northerly line of said Fractional Section 28; thence along said Northerly line,  
 23rd - South  $74^{\circ} 26' 30''$  West 324.57 feet to the true point of beginning.

Parcel 2202-C (Temporary)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino Meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as a whole as follows:

Commencing at a point on the Northerly line of said Fractional Section 28 from which a 1-1/2 inch iron pipe marked with a metal tag stamped "SGB-LS. 1842" set at the Northwest corner of said Lot 5 bears along said Northerly line South  $74^{\circ} 26' 30''$  West 1388.66 feet; thence South ~~56<sup>0</sup> 56' 56" West 54.22 feet; thence South 39<sup>0</sup> 41' 00" West 46.84 feet; thence South 74<sup>0</sup> 26' 30" West 51.54 feet; thence South 15<sup>0</sup> 33' 30" East 35.00 feet; thence South 74<sup>0</sup> 26' 30" West 80.00 feet; thence, North 15<sup>0</sup> 33' 30" West 30.00 feet; thence South 74<sup>0</sup> 26' 30" West 180.00 feet; thence, South 15<sup>0</sup> 33' 30" East 45.00 feet; thence South 74<sup>0</sup> 26' 30" West 80.00 feet; thence North 15<sup>0</sup> 33' 30" West 48.00 feet; thence South 74<sup>0</sup> 26' 30" West 240.00 feet; thence South 15<sup>0</sup> 33' 30" East 20.00 feet; thence, South 74<sup>0</sup> 26' 30" West 85.00 feet; thence North 15<sup>0</sup> 33' 30" West 20.00 feet; thence South 74<sup>0</sup> 26' 30" West 80.00 feet; thence South 15<sup>0</sup> 33' 30" East 5.00 feet; thence South 74<sup>0</sup> 26' 30" West 85.00 feet; thence North 15<sup>0</sup> 33' 30" West 10.00 feet; thence, South 74<sup>0</sup> 26' 30" West 155.00 feet; to the true point of beginning; thence,~~

- 1st - North  $15^{\circ} 33' 30''$  West 5.00 feet; thence,  
 2nd - South  $74^{\circ} 26' 30''$  West 125.00 feet; thence,  
 3rd - North  $15^{\circ} 33' 30''$  West 5.00 feet to an intersection with a line which is parallel with and distant Southeasterly 30.00 feet; measured at right angles, from the Northerly line of said Fractional Section 27; thence along said parallel line,  
 4th - South  $74^{\circ} 26' 30''$  West 145.66 feet to the Westerly line of said Lot 5; thence along said Westerly line,  
 5th - South  $0^{\circ} 40' 03''$  West 10.41 feet to an intersection with a line which has a bearing of South  $74^{\circ} 26' 30''$  West and which passes through the true point of beginning; thence along said line,  
 6th - North  $74^{\circ} 26' 30''$  East 273.57 feet to the point of beginning.

## EXHIBIT A

BOOK 2702 PAGE 262

The temporary right, privilege and easement shall terminate upon completion of construction and installation of the water main, access road and storm drainage facilities and acceptance thereof by the City, or on August 1, 1965, whichever date first occurs.

3. The Vendor reserves unto himself, his heirs, executors, administrators, successors and assigns all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights and other hydrocarbons by whatsoever name known that may be within or under the parcel of land described in Paragraph One hereof, without, however, any right of entry on the surface of said property, on the subsurface thereof to a depth of five hundred feet measured vertically from said surface.

4. The Vendor agrees that it will not use nor will it grant to any other association, corporation, governmental agency, person or utility company, the right, privilege or easement to use the property described in Paragraph One hereof, except for the drilling and exploration for oil, gas and minerals as herein provided. The Vendor shall not erect any structures upon or dig or drill any well through the surface of, or remove earth or other material from the property described in Paragraph One herein. Provided, however, the Vendor shall have the right to use any access road constructed by the City on its easement for ingress and egress to her adjoining property so long as said property is used for agricultural purposes only.

5. The City shall have the right to grant to any association, corporation, governmental agency, person or utility company the right, privilege or easement to use the property described in Paragraph One hereof for any of the purposes described in said Paragraph One. The City agrees that it will sell said right, privilege or easement for not more than the fair market value of comparable, unencumbered land, as determined at the time of such sale. The grant of such right, privilege and easement shall be upon such terms and conditions as shall not interfere with or endanger any of the structures or facilities of the City within said property.

EXHIBIT A

BOOK 2702 PAGE 263

6. The City agrees to restore the land described in Paragraph Two hereof to the same condition, as nearly as practicable, as it was in prior to the commencement of construction of the water main, storm drainage facilities and access road.

Upon completion of the construction by the City of any structure or facility on the property described in Paragraph One hereof, the City shall restore the premises to the same condition, as nearly as practicable and as may be consistent with the design and plans of said structure or facility, as they were in prior to the commencement of the construction thereof.

7. The Vendor agrees to accept the sum paid hereunder in full payment for the loss or damage to any crops, trees, shrubs, pasturage rights or improvements located within the property described in Paragraph One and Two hereof.

8. This agreement shall be binding upon and inure to the benefit of the heirs, assigns, executors, personal representatives and successors of the parties hereto.

CITY OF OXNARD.

VENDOR:

By: R. F. Howlett  
R. F. Howlett, Mayor

John W. ...

Attest:  
Ethel Dale  
Ethel Dale, City Clerk

...  
...  
...

EXHIBIT A

BOOK 2702 PAGE 264

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in Portions of this document when received.

STATE OF CALIFORNIA

COUNTY OF Ventura

On November 8, 1964 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helen M. Pearson, Robert E. Pearson and Dorothy E. James

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal

Thomas R. Ferguson  
Notary Public in and for said County and State.

(SEAL)

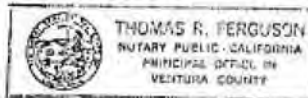


EXHIBIT A

BOOK 2702 PAGE 265

STATE OF CALIFORNIA )  
COUNTY OF VENTURA ) ss.

On December 10, 1964, before me the undersigned, a Notary Public in and for said County and State, personally appeared Robert F. Hewlett known to me to be the Mayor and Ethel Dale known to me to be the City Clerk of the City of Oxnard, and known to me to be the persons who executed the within instrument on behalf of the City of Oxnard, and acknowledged to me that the City of Oxnard executed the within instrument pursuant to Resolution # 3568.

WITNESS my hand and official seal.

Helen M. Stee  
Notary Public in and for said County  
and State

(SEAL)

My commission expires Sept. 17, 1967



## EXHIBIT A

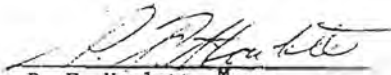
BOOK 2702 PAGE 266

## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Contract and Grant of Easement dated December 1, 1964 from Helen M. Pearson, Dorothy E. James and Robert E. Pearson to CITY OF OXNARD, a political corporation and governmental agency, is hereby accepted and pursuant to City Council Resolution 1939, recorded in book 1591, Official Records of Ventura County at page 273, the City Council consents to recordation thereof by its duly authorized officer.

DATED December 21, 1964.

By:

  
R. F. Howlett, Mayor

END OF RECORDED DOCUMENT

**EXHIBIT "B"**

**LEGAL DESCRIPTION FOR  
PERMANENT EASEMENT LYING WITHIN LOT 6 TRACT 5671-2 170MR91  
APN 157-0-270-015**

THAT PORTION OF LOT 6 TRACT 5671-2 IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 170, PAGE 91 THROUGH 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 6;

THENCE NORTH 74°26'45" EAST 1382.32 FEET ALONG THE NORTHERLY LINE OF LOT 6 TO THE NORTHEAST CORNER OF LOT 6;  
THENCE SOUTH 00°39'51" WEST 13.92 FEET ALONG THE EASTERLY LINE OF LOT 6;  
THENCE SOUTH 56°57'14" WEST 5.44 FEET TO A POINT WHICH IS 15.00 FEET AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 6;  
THENCE PARALLEL WITH AND DISTANT SOUTHERLY 15.00 FEET WITH THE NORTHERLY LINE OF LOT 6, SOUTH 74°26'45" WEST 1377.62 FEET TO THE WESTERLY LINE OF LOT 6;

THENCE NORTH 00°41'40" EAST 15.62 FEET ALONG THE WEST LINE OF LOT 6 TO THE NORTHWEST CORNER OF LOT 6;

**PARCEL** CONTAINS 0.476 ACRES, OR 20,731 SQUARE FEET, MORE OR LESS.

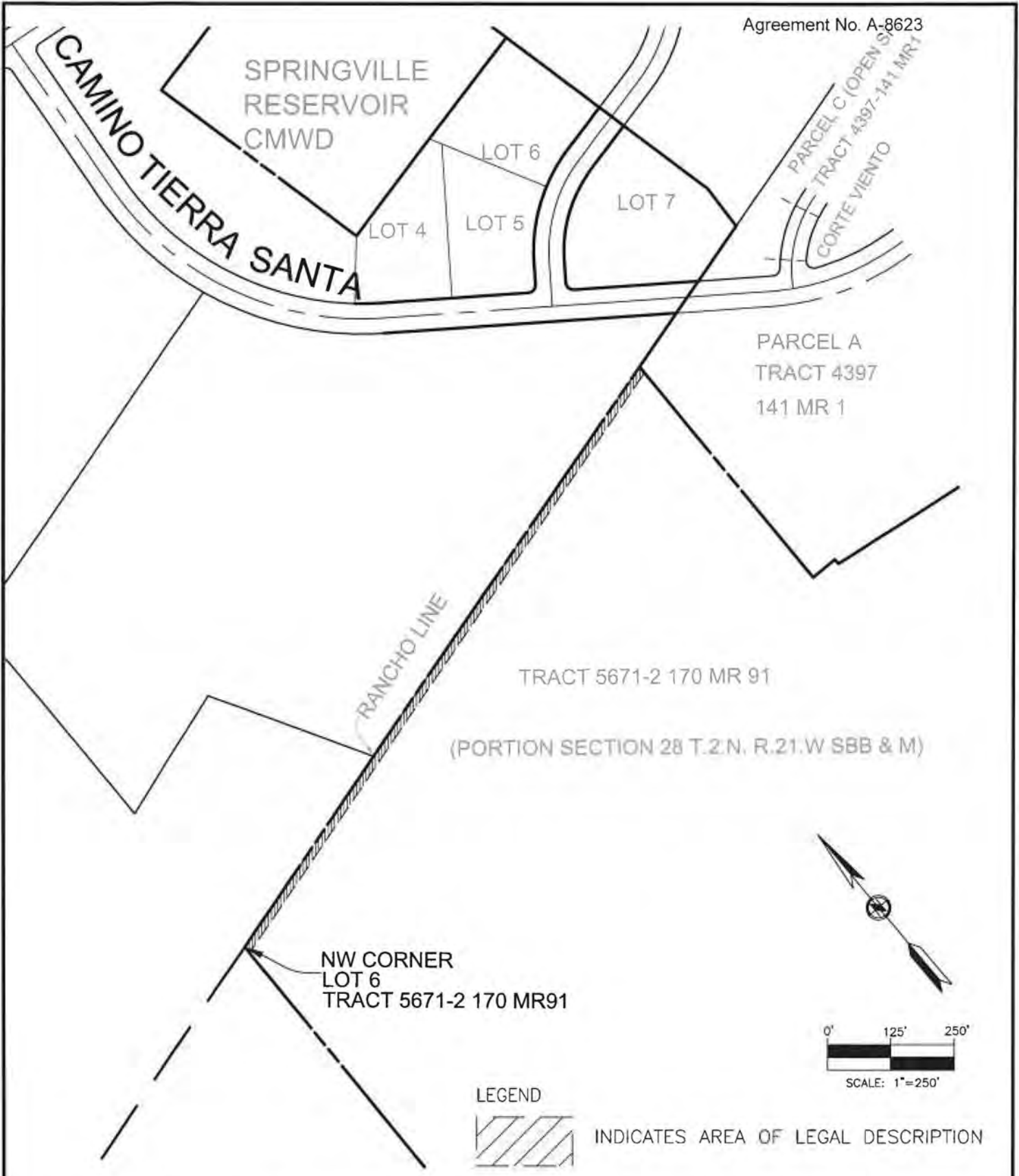
EXHIBIT B SHEETS 2 THROUGH 3 OF 3 IS INCLUDED HEREIN AND MADE A PART HEREOF.



3/12/26



GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP



G:\Projects\Survey\LA21300-LA21399\LA21363\_CVL\_Calleguas-Ventura Interconnection Project 562\_P&\Acad Drawings\PERM ESMT EXHIBIT.dwg Date:03/10/26 02:07p mkhudave



213 624 2661 TEL  
 618 937 9699 TEL  
 918 W. GLENDALE BLVD 2ND FL.  
 GLENDALE CALIFORNIA 91202  
 WWW.MOLLENHAUERGROU.P.COM

CIVIL ENGINEERING  
 SURVEYING+MAPPING  
 LAND DEVELOPMENT

**EXHIBIT 'B'**

**PERMANENT EASEMENT**  
 APN: 157-0-270-015

PREPARED FOR:

**CALLEGUAS MUNICIPAL  
 WATER DISTRICT**

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=250'

CAMINO TIERRA SANTA  
60 FEET WIDE

NE COR LOT 6  
TRACT 5671-2 170 MR 91

S00° 39' 51"W  
13.92'  
S56° 57' 14"W  
5.44'

APN: 157-0-010-090

APN: 157-0-020-185

LOT 6  
TRACT 5671-2 170 MR 91  
(PORTION SECTION 28 T.2.N. R.21.W SBB & M)

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
20,731 SQ.FT. OR 0.476 ACRES



NOT TO SCALE



SCALE: 1"=50'

P.O.B.  
NW COR LOT 6 TRACT 5671-2 170 MR 91

N00° 41' 40"E  
15.62'

C:\Projects\Survey\LA21300-LA21399\LA21363\_CVL\_Calleguas-Ventura Interconnection Project 562\_P&I\Acad Drawings\PERM ESMT EXHIBIT.dwg Date:03/10/26 03:50p mkhudave



313 624 2661 TEL  
818 937 8699 TEL  
919 W. GLENDALE BLVD 2ND FL  
GLENDALE CALIFORNIA 91202  
WWW.MOLLENHAUERGROUP.COM

CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

EXHIBIT 'B'

PERMANENT EASEMENT  
APN: 157-0-270-015

PREPARED FOR:

CALLEGUAS MUNICIPAL  
WATER DISTRICT

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

**EXHIBIT "C"**

**LEGAL DESCRIPTION FOR  
TEMPORARY EASEMENT LYING WITHIN LOT 6 TRACT 5671-2 170MR91  
APN 157-0-270-015**

THAT PORTION OF LOT 6 TRACT 5671-2 IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 170, PAGE 91 THROUGH 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 6;

THENCE SOUTH 00°41'40" WEST 15.62 FEET ALONG THE EASTERLY LINE OF LOT 6 TO THE **TRUE POINT OF BEGINNING**,

THENCE NORTH 74°26'45" WEST 1377.62 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 15.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOT 6;

THENCE SOUTH 56°57'14" WEST 39.92 FEET TO A POINT WHICH IS 27.00 FEET AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 6;

THENCE PARALLEL WITH AND DISTANT SOUTHERLY 27.00 FEET WITH THE NORTHERLY LINE OF LOT 6, SOUTH 74°26'45" WEST 1343.04 FEET TO THE WESTERLY LINE OF LOT 6;

THENCE NORTH 00°41'40" EAST 12.50 FEET TO THE **TRUE POINT OF BEGINNING**,

**PARCEL** CONTAINS 0.375 ACRES, OR 16,324 SQUARE FEET, MORE OR LESS.

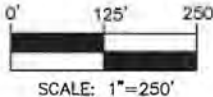
EXHIBIT C SHEETS 2 THROUGH 3 OF 3 IS INCLUDED HEREIN AND MADE A PART HEREOF.

*G D Hindson*

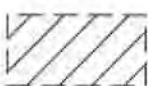


GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP

*3/12/26*



LEGEND



INDICATES AREA OF LEGAL DESCRIPTION

G:\Projects\Survey\LA21300-LA21399\LA21363\_CVI\_Calleguas-Ventura Interconnection Project 562\_P&I\Acad Drawings\TEMP ESMT EXHIBIT.dwg Date:03/10/26 02:03p mkhudave



213 824 2661 TEL.  
818 937 8899 TEL.  
1119 W. GLENDALE BLVD 2ND FL.  
GLENDALE CALIFORNIA 91202  
WWW.MOLLENHAUERGROU.COM

CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

**EXHIBIT 'C'**

**TEMPORARY EASEMENT**

**APN: 157-0-270-015**

PREPARED FOR:

**CALLEGUAS MUNICIPAL WATER DISTRICT**

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=250'
SHEET 2 OF 3	

Agreement No. A-8623

CAMINO TIERRA SANTA  
60 FEET WIDE

APN: 152-0-251-355

166.58'  
S74° 26' 45"W

NE COR LOT 6  
TRACT 5671-2 170 MR 91

N00° 39' 51"E  
13.92'  
S56° 57' 14"W  
5.44'

S56° 57' 14"W  
39.92'

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
16,324 SQ.FT. OR 0.375 ACRES

22

NOT TO SCALE



SCALE: 1"=50'

APN: 157-0-010-090

15.00'

12.00'

APN: 157-0-020-185

LOT 6

TRACT 5671-2 170 MR 91  
(PORTION SECTION 28 T.2.N. R.21.W SBB & M)

P.O.B.  
NW COR LOT 6 TRACT 5671-2 170 MR 91

S00° 41' 40"W  
15.62'

T.P.O.B. N00° 41' 40"E  
12.50'

G:\Projects\Survey\LA21300-LA21399\LA21363\_CVI\_Calleguas-Ventura Interconnection Project 562\_P&I\Acad Drawings\TEMP ESMT EXHIBIT.dwg Date:03/10/26 03:48p mkhdave

EXHIBIT 'C'

TEMPORARY EASEMENT  
APN: 157-0-270-015

PREPARED FOR:

CALLEGUAS MUNICIPAL  
WATER DISTRICT

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

SHEET 3 OF 3



213 624 2661 TEL  
818 937 9899 TEL  
916 W. GLENDALE BLVD 3RD FL  
GLENDALE CALIFORNIA 91202  
WWW.MOLLENHAUERGROUP.COM  
CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

CALLEGUAS MUNICIPAL WATER DISTRICT  
T H O U S A N D O A K S , C A L I F O R N I A



CALLEGUAS - VENTURA INTERCONNECTION

PROJECT NO. 562

BOARD OF DIRECTORS

- RAUL AVILA, PRESIDENT
- THIBAUT ROBERT, VICE PRESIDENT
- REDDY PAKALA, SECRETARY
- JACQUE McMILLAN, TREASURER
- SCOTT H. QUADY , DIRECTOR

\*\*\*\*\*

- KRISTINE McCAFFREY, GENERAL MANAGER
- IAN PRICHARD, DEPUTY GENERAL MANAGER
- FERNANDO BAEZ, MANAGER OF ENGINEERING
- JAY LUKIEWSKI, SENIOR PROJECT MANAGER

P E R L I T E R & I N G A L S B E  
C O N S U L T I N G E N G I N E E R S  
G L E N D A L L E , C A L I F O R N I A







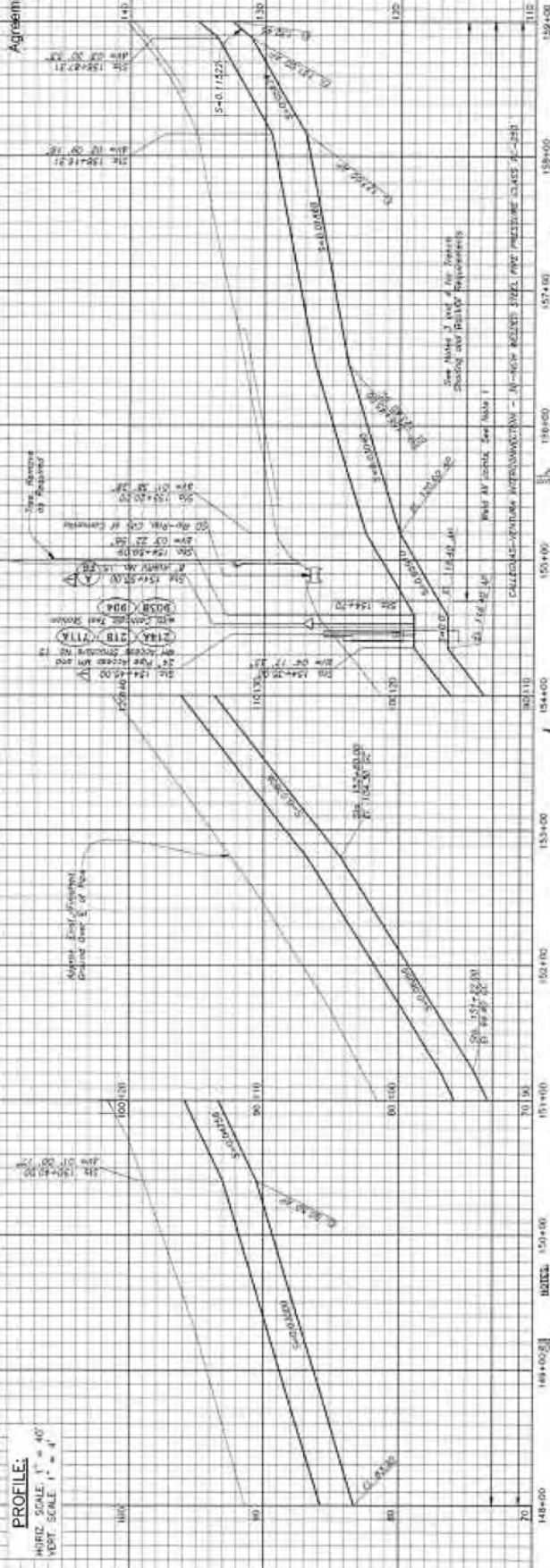




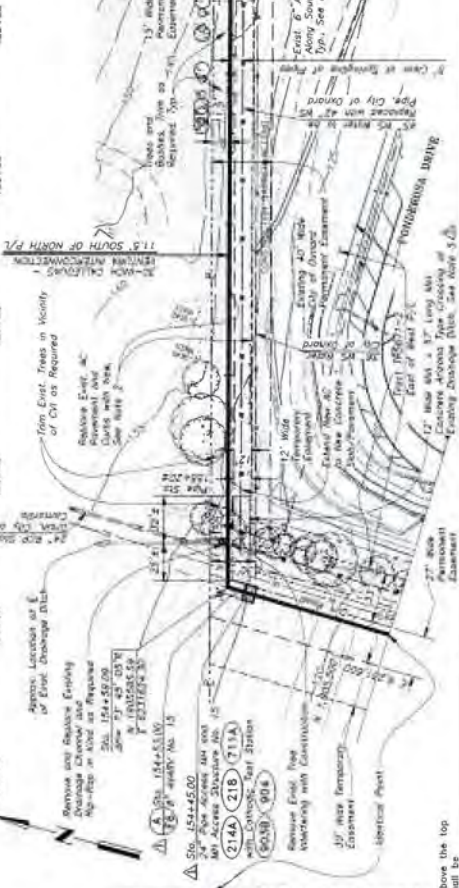


Agreement No. A-159-00 EXHIBIT "D"

**PROFILE:**  
 HORIZ. SCALE: 1" = 40'  
 VERT. SCALE: 1" = 4'



- All water main 30-inch pipe joints shall be full penetration butt welded from Station 150+00 to Station 151+00. See Detail A on Drawing D3.
- After construction of 30-inch pipe and associated components, remove existing asphalt pavement and AC curb, and install new for the entire width of the road from Pipe Station 155+20 to Pipe Station 169+55. New asphalt pavement shall be 4" on 6" aggregate base with finished grade approximately the same as existing New AC curb shall be in line.
- Trench shoring shall be provided from Pipe Station 154+70 to 169+40 regardless of trench depth and site condition.



- Trench section backfill shall consist of cement-sand slurry from bottom of the trench to 18" above the top of pipe between Pipe Stations 154+70 and 169+40. Backfill for the remaining trench section shall be Type III or better sand (SI Material) compacted to 95% per Section 102.00.
- Access to the existing ditch on shown.
- Concrete slab/open shall be 8-inch thick minimum with #6@ 12" each way in middle. Instead 6-inch concrete slab shall be provided below the concrete slab. Top surface shall have broom finish perpendicular to road direction.
- Provide 1/2" steel reinforcement in middle slurry longitudinal direction and at approximately 1/4" center in transverse direction. Provide construction joint(s) if needed. All control and construction joints shall be in line with the proposed water main. Provide construction joint(s) if needed. All control and construction joints shall be in line with the proposed water main. Provide construction joint(s) if needed. All control and construction joints shall be in line with the proposed water main.
- Provide 1/2" steel reinforcement in middle slurry longitudinal direction and at approximately 1/4" center in transverse direction. Provide construction joint(s) if needed. All control and construction joints shall be in line with the proposed water main. Provide construction joint(s) if needed. All control and construction joints shall be in line with the proposed water main.
- Perform required cutback as needed.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	04-27-00	Revised to include for BR 100' and 150' trench sections. Update the 15' Addition of Arizona Type 1/2" Reinforcing of existing drainage ditch.

**REISSUE**  
 DATE: APRIL 27, 2000

**REPLICATED & INCORPORATED CONSULTING ENGINEERS:**  
 SERRANO CALIFORNIA

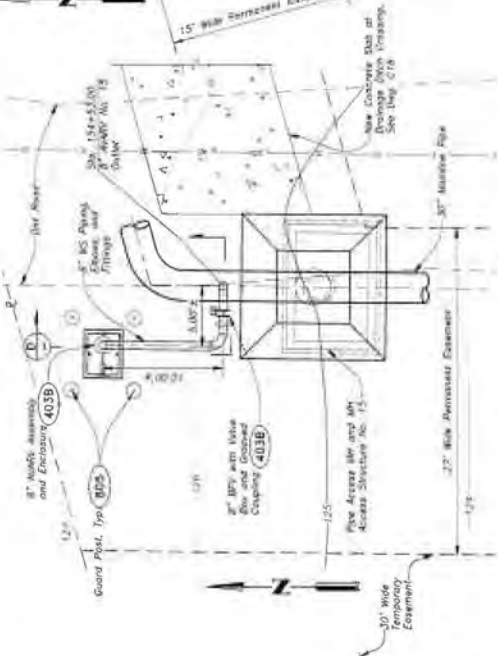
**PLAN AND PROFILE:**  
 PIPE STA. 148+00 TO STA. 159+00  
 DATE: MARCH 2006  
 PROJECT NO.: 562  
 SHEET NO.: 121-SHEETS OF 121-SHEETS C14

**CALEGUAS MUNICIPAL WATER DISTRICT**  
 HEADQUARTERS:  
 CALEGUAS - VENTURA INTERSECTION

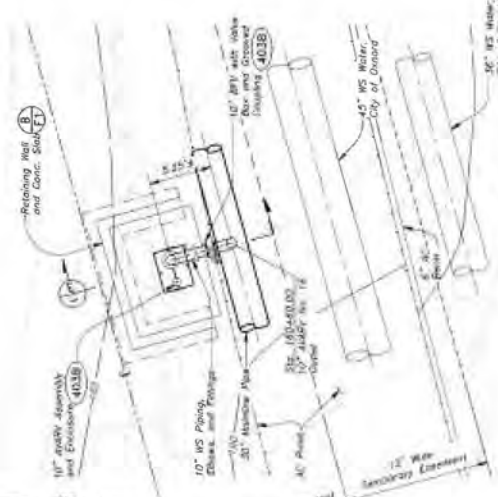
**REPLICATED & INCORPORATED CONSULTING ENGINEERS:**  
 SERRANO CALIFORNIA

**PLAN AND PROFILE:**  
 PIPE STA. 148+00 TO STA. 159+00  
 DATE: MARCH 2006  
 PROJECT NO.: 562  
 SHEET NO.: 121-SHEETS OF 121-SHEETS C14

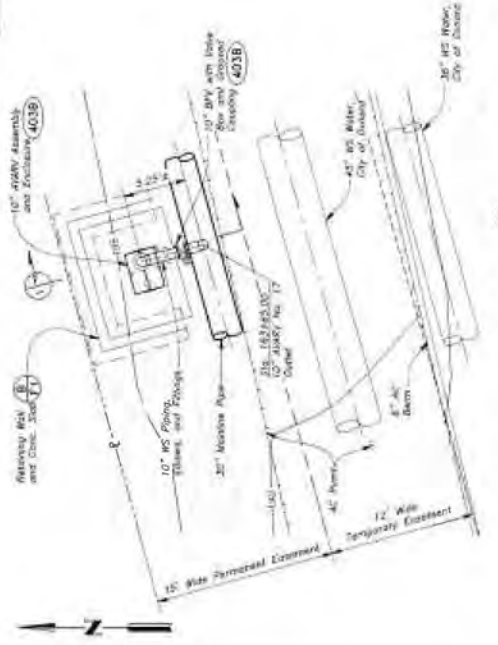




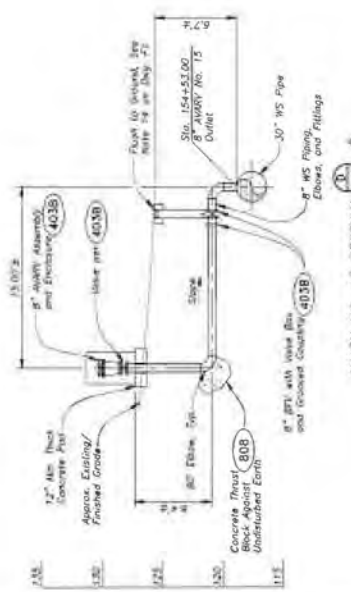
AVARY NO. 15 PLAN  
 SCALE 1" = 5' 0"



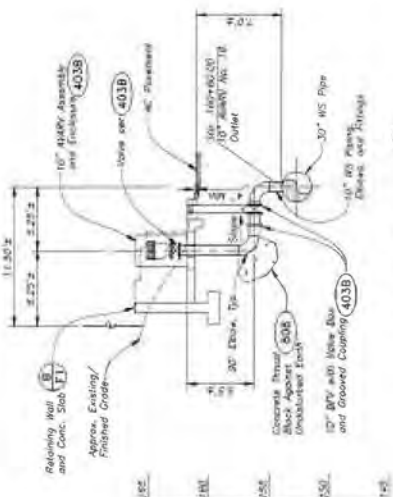
AVARY NO. 16 PLAN  
 SCALE 1" = 5' 0"



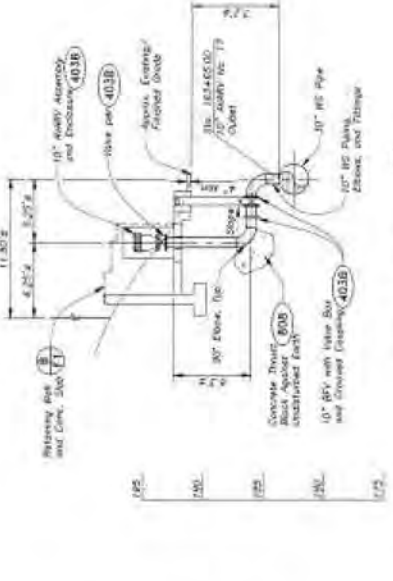
AVARY NO. 17 PLAN  
 SCALE 1" = 5' 0"



AVARY NO. 15 SECTION  
 SCALE 1" = 5' 0"



AVARY NO. 16 SECTION  
 SCALE 1" = 5' 0"



AVARY NO. 17 SECTION  
 SCALE 1" = 5' 0"

REVISIONS

NO.	DATE	DESCRIPTION
1	4/27	Revision to locations for MH and manholes at Structure No. 15 and Avary No. 15. Addition of Arizona Type concrete (Cracking in existing storage tank)

**REISSUE**  
 DATE: APRIL 27, 2020

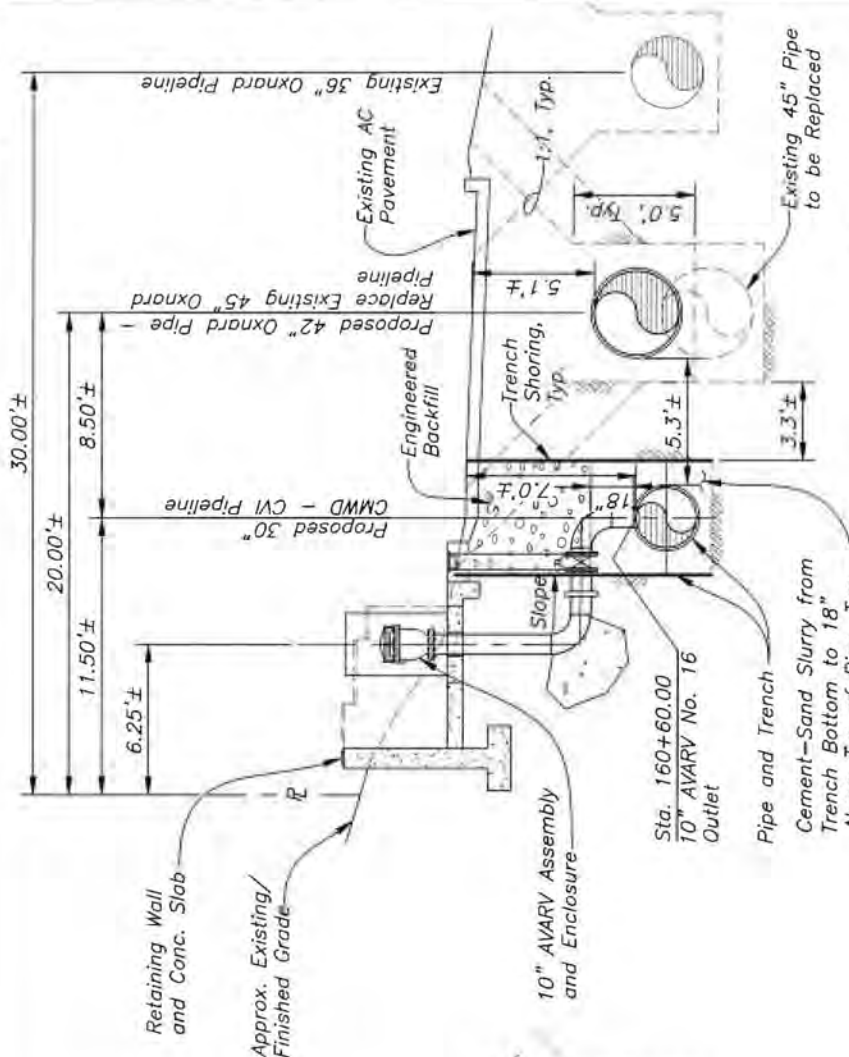


PERLITER & INGALBE  
 CONSULTING ENGINEERS  
 CALIFORNIA

DATE: MARCH 2020  
 PROJECT NO.: 562  
 SHEET 47 OF 121 SHEETS  
 DWG. F6

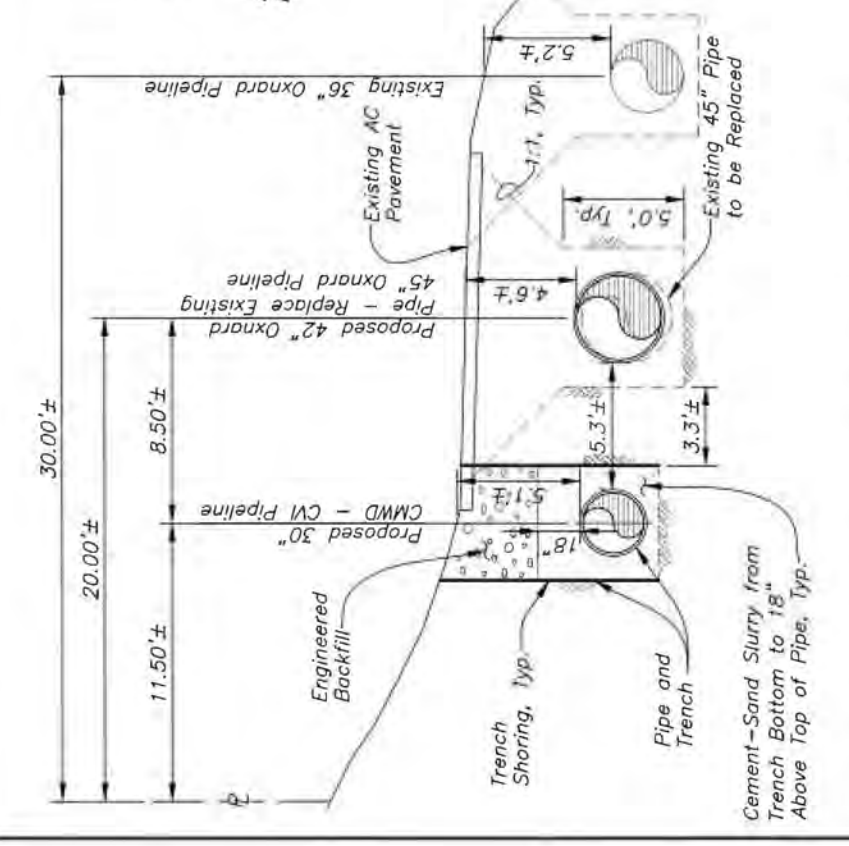
CALLEGIAS MUNICIPAL WATER DISTRICT  
 HIGHLAND CALIF.  
 CALLEGIAS - VENTURA INTERCONNECTION

AVARY NOS. 15 THROUGH 17 DETAILS



PIPE SECTION AT STA 160+60±

SCALE: 1 IN = 5 FT



PIPE SECTION AT STA 157+00±

SCALE: 1 IN = 5 FT

NOTES:

- Information for 42" new Oxnard Pipe is taken from 75% complete design plans provided by City of Oxnard.



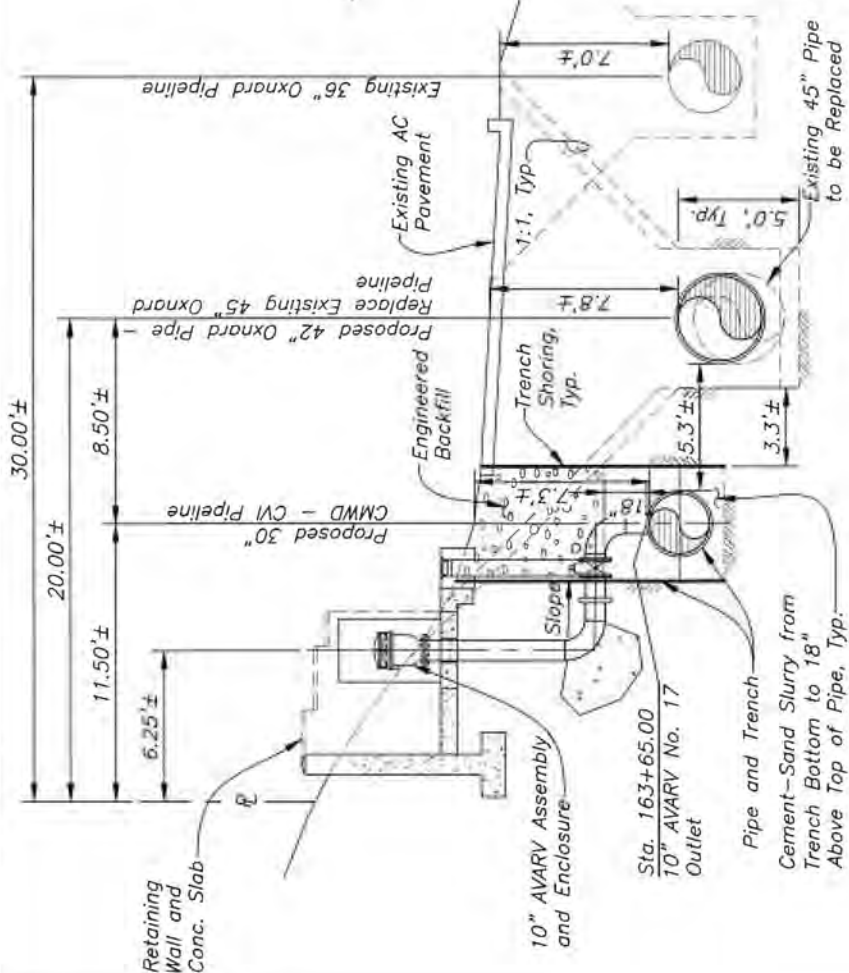
CALLEGUAS MUNICIPAL WATER DISTRICT  
Calleguas - Ventura Interconnection

Proposed Pipeline Sections within Oxnard Easement  
At Tract TR5671-2 Approximate Sta. 157+00 and 160+60

Prepared By:

Perliter & Ingalsbe

Revised - February 24, 2026

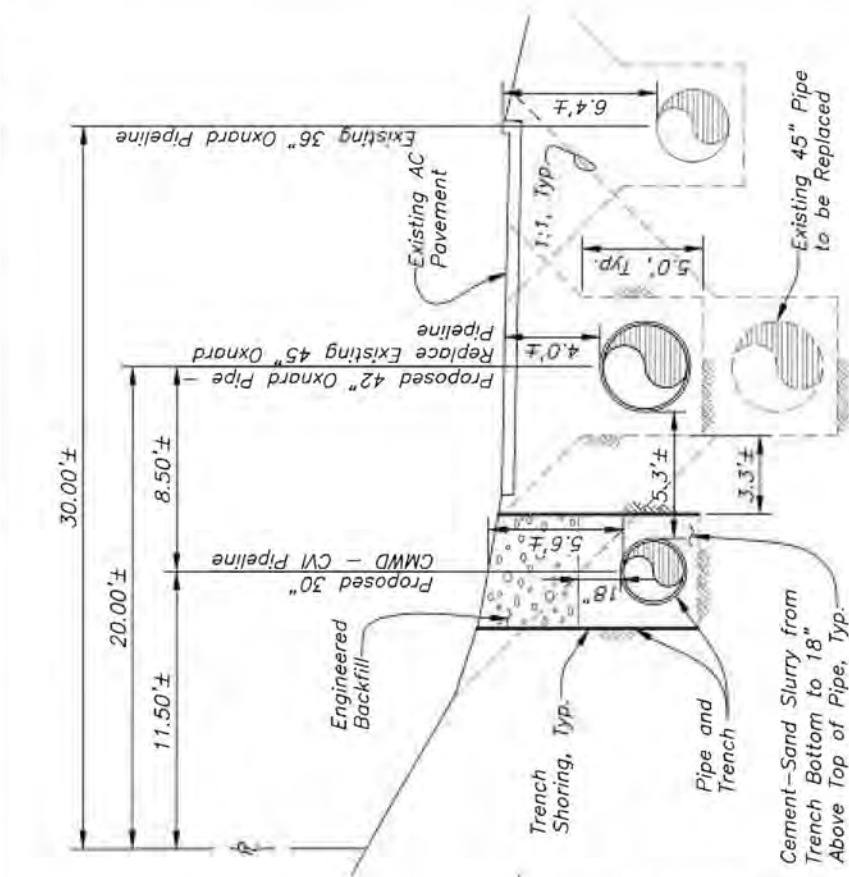
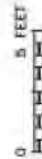


PIPE SECTION AT STA 163+65±

SCALE: 1 IN = 5 FT

NOTES:

- Information for 42" new Oxnard Pipe is taken from 75% complete design plans provided by City of Oxnard.



PIPE SECTION AT STA 167+00±

SCALE: 1 IN = 5 FT

CALLEGUAS MUNICIPAL WATER DISTRICT  
Calleguas - Ventura Interconnection

Proposed Pipeline Sections within Oxnard Easement  
At Tract TR5671-2 Approximate Sta. 163+65 and 167+00

Prepared By:

Peritter & Ingalsbe

Revised - February 24, 2026

Recorded at request of and  
When recorded return to:

Calleguas Municipal Water District  
c/o Hamner, Jewell & Associates  
Government Real Estate Services  
3183 Duncan Road, Suite E  
San Luis Obispo, CA 93401

Space above this line for Recorder's Use

A.P. No. 157-0-270-015  
CMWD Parcel No. 6308

No fee pursuant to Government  
Code § 6103 No Documentary Transfer Tax per  
R&T Code § 11922 No Recording Fee per  
Government Code § 27383

## Calleguas Municipal Water District

### ASSIGNMENT OF EASEMENT

Calleguas - Ventura Interconnection (Project No. 562)

Helen M. Pearson, Dorothy E. James and Robert E. Pearson ("Vendor"), executed a Contract and Grant of Easement ("Easement Deed") granting an exclusive permanent easement to the City of Oxnard, a municipal corporation ("City"). The Easement Deed was recorded in Book 2702, Page 258-266 on December 31, 1964, in the County Recorder's Office of the County of Ventura, a copy of which is attached as Exhibit "A".

This Assignment of Easement ("Assignment") is being executed between the City and Calleguas Municipal Water District ("District") to transfer certain easement rights through the City's exclusive easement area ("City's Exclusive Permanent Easement Area"), described in the attached Easement Deed as Parcel 2202-B. The granting of the new easement rights to the District shall have no effect whatsoever on the rights and easements held by the City. Further, the District's new easement rights will be subservient and secondary to the City's rights.

NOW THEREFOR FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**CITY OF OXNARD, A MUNICIPAL CORPORATION ("CITY")**

hereby GRANTS, ASSIGNS, and TRANSFERS to

**CALLEGUAS MUNICIPAL WATER DISTRICT ("DISTRICT")**

the following interests in real property:

**Permanent Easement**

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 or wastewater 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 devices, pull boxes, and all related incidents, fixtures, and appurtenances. The markers, test stations, pull boxes, blow off valves, air release valves, manholes, other related facilities, and turnouts may be located above ground or partially above ground. The facilities shall be consistent with the construction drawings for the Calleguas – Ventura Interconnection project as reviewed and agreed to by the City. Construction of improvements shall be consistent with plans and documents reviewed and accepted by the City. Construction of District improvements outlined in attached Exhibit “D” shall not interfere with the City’s access and ability to perform routine, emergency, or replacement operations in the future. 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. This easement shall be in, over, on, through, within, under, and across the Easement Area of the City’s Exclusive Permanent Easement Area. The “Easement Area” which comprises the District’s new Permanent Easement is described and depicted in Exhibit “B”, attached hereto and incorporated by reference herein. And;

**A Temporary Construction Easement**

A Temporary Construction Easement for the purposes of facilitating construction of 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 Exhibit “C”, attached hereto and incorporated by reference herein (“Temporary Construction Easement”). Said Temporary Construction Easement shall commence ninety (90) days after issuance by District of a Notice of Commencement of Construction, which shall be issued to City by U.S. Mail, 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 for a maximum of three (3) extensions of three (3) months each 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 City **Five Hundred Dollars (\$500)** for each three-month extension term exercised. Payment for any such extension(s) shall be paid by District to City concurrent with District’s written notice to City of District’s intent to exercise such extension provisions. In any event, this Temporary Construction Easement shall terminate on or before December 31, 2029.

GRANTOR:

**City of Oxnard, a municipal corporation**

[Signature]  
Luis Mc Arthur, Mayor

Date  
6/16/2026

ATTEST:

[Signature]  
Lourdes A. López, City Clerk

Date  
6/17/2026

APPROVED AS TO FORM:

[Signature]  
Stephen M. Fischer, City Attorney

Date  
6/9/2026

**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 June 17, 2026 before me, Lourdes A. Lopez, Notary Public, personally appeared Luis A. Mc Arthur, 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~~ signature(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 [Signature] (Seal)



**CERTIFICATE OF ACCEPTANCE**  
(Government Code §27281)

This is to certify that the interest in real property conveyed by this easement deed dated \_\_\_\_\_, from the City of Oxnard, a municipal corporation, is hereby accepted by order of the Board of Directors of Calleguas Municipal Water District on \_\_\_\_\_, pursuant to authority conferred by Ordinance No. 18, which the Calleguas Municipal Water District Board of Directors adopted on July 21, 2021, and the grantee consents to the recordation thereof by its duly authorized officers.

Dated: \_\_\_\_\_

CALLEGUAS MUNICIPAL WATER DISTRICT

By: \_\_\_\_\_  
Raul Avila, President, Board of Directors

By: \_\_\_\_\_  
Kristine McCaffrey, General Manager

STATE OF CALIFORNIA)

SS

COUNTY OF VENTURA)

I, \_\_\_\_\_, Clerk of the Board of Directors of Calleguas Municipal Water District, DO HEREBY CERTIFY that the attached and foregoing is a full, true and correct copy of Ordinance No. 18 of said Board, and the same has not been amended or repealed.

By: \_\_\_\_\_  
Clerk of the Board

Dated: \_\_\_\_\_

**ORDINANCE NO. 18**

**AN ORDINANCE OF CALLEGUAS MUNICIPAL WATER DISTRICT  
COVERING THE AUTHORITY OF OFFICERS TO EXECUTE CONTRACTS AND INSTRUMENTS**

WHEREAS, Calleguas Municipal Water District (the "District") is a public agency and special district created in 1953 by a vote of the electorate and organized pursuant to the Municipal Water District Act of 1911, as amended; and

WHEREAS, the District is a member agency of the Metropolitan Water District of Southern California ("Metropolitan" or "Metropolitan Water District"). Metropolitan is a consortium of 26 cities and water districts which cooperatively plan and manage water supply resources for approximately 17 million people in parts of Los Angeles, Orange, San Diego, Riverside, San Bernardino and Ventura counties; and

WHEREAS, the District's mission is to provide the service area with a reliable supplemental supply of regional & locally developed water in an environmentally and economically responsible manner.; and

WHEREAS, it is necessary for the District to enter into contracts and instruments from time to time in order to carry out its mission; and

WHEREAS, the Board of Directors has determined that it is appropriate to adopt a policy governing the authority of certain officers of the District to bind the District by contract or instrument;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CALLEGUAS MUNICIPAL WATER DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. That, subject to all applicable provisions of the Municipal Water District Act of 1911, as amended, the following policies for binding the District by contract or instrument are hereby adopted and shall become effective on the date adopted by the Board of Directors.

SECTION 2. DEFINITIONS.

(a) "Administrative Code" shall mean the Administrative Code adopted by the Board of Directors, as may be amended from time to time by the Board of Directors.

(b) "Board of Directors" shall refer to the Board of Directors of the Calleguas Municipal Water District.

(c) "Contract" means any oral or written agreement to do or not to do a certain thing, including, without limitation, a purchase or sale contract, lease, contract for services, purchase order, employment agreement, and any amendment, extension, modification or addendum to any contract. "Contract" and "agreement" are synonymous.

(d) "District" shall mean the Calleguas Municipal Water District, duly organized under and by virtue of the Municipal Water District Act of 1911, as amended.

(e) "General Manager" shall refer to the person then serving as General Manager, or Acting General Manager (as defined in the Administrative Code), of the District.

(f) "Instrument" shall mean any document that states some contractual relationship or grants some right, including without limitation deeds, promissory notes, powers of attorney, and negotiable instruments.

SECTION 3. CONTRACTING AUTHORITY. The authority to enter into and sign contracts and instruments for and on behalf of the District is hereby delegated as follows:

(a) President, Vice President, Secretary and Treasurer. The following contracts and instruments will require two signatures including the signature of either the President or Vice President of the District and the signature of either the Secretary or Treasurer of the District:

(i) All general construction contracts in the amount of Thirty-Five Thousand Dollars (\$35,000.00) or more;

(ii) All materials procurement contracts in the amount of One-Hundred Thousand Dollars (\$100,000.00) or more;

(iii) All contracts and instruments relating to the issuance or acquisition of bonds or other financing;

(iv) All settlement agreements, consent decrees and all other contracts and instruments relating to litigation;

(v) All contracts for the retention of accounting and legal services.

(b) General Manager and President or Vice President. The following contracts and instruments will require the signature of either the President or the Vice President of the District and the signature of the General Manager:

(i) All contracts and instruments providing for the purchase, sale, exchange and/or other conveyance of real estate, or any interest therein, including, without limitation, all purchase and sale agreements, deeds, leases, right-of-way agreements, licenses, and easements, *except for* temporary construction easements as described in Subsection (c)(v) of this Section 3.

(c) General Manager. The General Manager is authorized to enter into and sign for and on behalf of the District the following contracts and instruments, and may do so without the prior approval of the Board of Directors, or any other person, except as expressly required hereunder:

(i) Contracts for the retention of professional services as follows:

Fixed scope and fee	\$100,000
Paid for on a time and materials basis	\$100,000 in one fiscal year

(ii) Contracts relating to employment and termination of employment as follows:

(aa) The General Manager has the power and authority to hire and discharge employees and assistants of the District, other than those referred to in Section 71340 of the California Water Code. In accordance therewith, the General Manager is authorized to prescribe duties, fix compensation, and enter into and sign on behalf of the District all employment contracts, letters offering employment, and all termination or separation agreements, subject, however, to all of the following:

(1) The General Manager shall comply with all applicable requirements of the Administrative Code, including without limitation the duty to fix compensation within the applicable salary range authorized by the Board of Directors from time to time, and the duty to periodically report to the Board of Directors concerning certain employment related actions;

(2) All employment contracts and letters offering employment with respect to a newly created employment position, not previously authorized by the Board of Directors, shall require the advance approval of the Board of Directors;

(3) All contracts or agreements relating to the termination or separation of an employee from employment with the District that provide for payment or payments to the employee totaling more than two (2) months' salary and benefits shall require the advance approval of the Board of Directors.

(iii) All contracts with public agencies, utilities, railroads, and private property owners that relate to the construction, protection, or relocation of the District's facilities within rights-of-way owned or to be acquired by such entities, *except for* those construction contracts referenced in Subsection (a)(i) of this Section 3;

(iv) All performance bonds, payment bonds, and agreements for escrow deposits in lieu of retention withholdings associated with those construction contracts referenced in Subsection (a)(i) of this Section 3;

(v) All temporary construction easements or "right of entry" agreements with property owners, for durations of less than three (3) years, in connection with construction projects or operations and maintenance activities;

(vi) All contracts for construction services in amounts less than \$35,000, or the lease or purchase of materials, supplies and equipment in amounts less than \$100,000.

(vii) All contracts necessary to respond to an emergency in accordance with the requirements of Section 22050 of the California Public Contract Code;

(viii) Water sale contracts, including, without limitation, construction water contracts for the sale of construction water to contractors working on construction projects with the District and such other contractors as deemed necessary and appropriate by the General Manager, purchase orders for the sale of water to purveyors of the District, and contracts for construction of turnouts for purveyors of the District;

(ix) All contracts of insurance including, without limitation, insurance policies and endorsements for general liability, workers' compensation, automobile, and health benefits for employees of the District;

(x) All contracts for the purchase or sale of utility services, including without limitation electricity, gas, and water;

(xi) All construction change orders in which each individual change to the work is both less than \$100,000 and less than 25% of the original construction contract amount; The Manager of Engineering and Project Managers also have authority to sign Change Orders on terms as set forth in the District Administrative Code, as amended from time to time;

(xii) Any contract or instrument, not otherwise provided for in this Ordinance, that has been approved in advance by the Board of Directors.

(d) Designated Employees. Certain employees designated under the District Administrative Code have the authority to make purchases and sign purchase orders, contracts, and notice to proceed letters up to the limits set forth in the District Administrative Code, as amended from time to time.

#### SECTION 4. GENERAL TERMS AND CONDITIONS.

(a) Authority of the Board of Directors. The express authority delegated hereunder shall not restrict or otherwise limit the general authority of the Board of Directors to bind the District by contract or instrument as provided under applicable law, including, without limitation California Water Code Section 71300.

(b) Delegation to Positions. The delegation of authority hereunder is to positions, not to individuals. As of the effective date of this Ordinance, any outstanding delegation of signature authority to individuals which is inconsistent with this Ordinance is hereby void.

(c) Further Delegation. Except for the right of the General Manager to delegate his/her authority as provided in the Administrative Code, no officer or agent given authority to bind the District hereunder shall have the right or power to delegate that authority without the express written consent of the Board of Directors.

SECTION 5. LEGAL CHALLENGES. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more other sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 6. ADMINISTRATION. All contracts and instruments entered into by or on behalf of the District shall be in accordance with the authority delegated under this Ordinance, unless amended, modified, changed or repealed by the Board of Directors by resolution or ordinance.

SECTION 7. CONFLICTS. To the extent that this Ordinance conflicts with the terms of the Administrative Code or any resolution or ordinance previously adopted by the Board of Directors with respect to the delegation of authority to bind the District by contract or instrument, this Ordinance shall govern.

SECTION 8. EFFECTIVE DATE AND SUNSET. This Ordinance shall be given effect at 12:01 a.m. on August 20, 2021. This Ordinance shall not have a sunset date.

ADOPTED, SIGNED AND APPROVED this 21st day of July, 2021.

DocuSigned by:  
*Steve Blois*  
98C6B4FB966041C...

\_\_\_\_\_  
Steve Blois, President  
Board of Directors

On a motion by Director Avila, and seconded by Director Santamaria, the foregoing ordinance is adopted upon this 21st day of July 2021, by the following vote:

AYES: Directors Avila, Quady, Santamaria, Blois

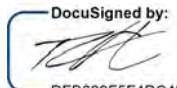
NOES: None

ABSTAINING: None

ABSENT: Director Waters

I HEREBY CERTIFY that the foregoing Ordinance was adopted at a regular meeting of the Board of Directors of Calleguas Municipal Water District held on July 21, 2021,.

ATTEST:

DocuSigned by:  
  
DFB689F6F4DC4F6...

\_\_\_\_\_  
Raul Avila, Secretary  
Board of Directors

(SEAL)

RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.  
AT 20 MIN. PAST 11 A.M.  
OFFICIAL RECORDS VENTURA COUNTY

94252

BOOK 2702 PAGE 258

DEC 3 1 1964

BOOK 2702 PAGE 258

*Robert E. Pearson* RECORDER

CONTRACT AND GRANT OF EASEMENT



FREE - 9

This contract is made and entered into this 1st day of December, 1964, by and between the CITY OF OXNARD, a municipal corporation, hereinafter referred to as City, and HELEN M. PEARSON, DOROTHY E. JAMES and ROBERT E. PEARSON, hereinafter referred to as Vendor.



In consideration of the sum of \$7,287.00, receipt of which is hereby acknowledged by Vendor, and of the mutual covenants herein contained, it is agreed as follows:

1. Vendor hereby grants unto City, its successors and assigns, the exclusive right, privilege and easement to enter upon and to survey, construct, reconstruct, lay, relay, increase the size of, operate, maintain, inspect and remove at any time, structures, buildings, a road, street or alley, storm drains and facilities, sanitary sewers, and utilities, including but not limited to a water main or conduit and water mains or conduits branching therefrom, with all fixtures, devices and appurtenances used or useful in the operation of said road, street or alley, water main or conduit, storm drains and facilities, sanitary sewers or other utilities, and to remove objects interfering therewith, at any and all points within, under, over, upon, through and across the following described land, situate in the County of Ventura, State of California:

Parcel 2202-B (Permanent)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino Meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as a whole as follows:

Beginning at a 1-1/4 inch iron pipe marked with a metal tag stamped "SGB-LS 1842" set at the Northwest corner of said Lot 5; thence along the Northerly line of said Fractional Section 28,

1st - North 74° 26' 30" East 1388.66 feet; thence,

BOOK 2702 PAGE 259

- 2nd - South  $56^{\circ} 56' 56''$  West 99.81 feet to an intersection with a line that is parallel with and distant Southeasterly 30.00 feet, measured at right angles, from the Northerly line of said Fractional Section 28; thence along said parallel line,
- 3rd - South  $74^{\circ} 26' 30''$  West 1302.20 feet to the Westerly line of said Lot 5; thence along said Westerly line,
- 4th - North  $0^{\circ} 40' 03''$  East 31.25 feet to the point of beginning.

Parcel 2202-B (Slope)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as follows:

Commencing at a point on the Northerly line of said Fractional Section 28, from which a 1-1/2 inch iron pipe marked with a metal tag stamped "SGB-LS 1842" set at the Northwest corner of said Lot 5 bears along said Northerly line South  $74^{\circ} 26' 30''$  West 1388.66 feet; thence South  $56^{\circ} 56' 56''$  West 54.22 feet to the true point of beginning; thence,

- 1st - South  $39^{\circ} 41' 00''$  West 46.84 feet; thence,
- 2nd - South  $74^{\circ} 26' 30''$  West 51.54 feet; thence,
- 3rd - South  $15^{\circ} 33' 30''$  East 35.00 feet; thence,
- 4th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,
- 5th - North  $15^{\circ} 33' 30''$  West 30.00 feet; thence,
- 6th - South  $74^{\circ} 26' 30''$  West 180.00 feet; thence,
- 7th - South  $15^{\circ} 33' 30''$  East 45.00 feet; thence,
- 8th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,
- 9th - North  $15^{\circ} 33' 30''$  West 48.00 feet; thence,
- 10th - South  $74^{\circ} 26' 30''$  West 240.00 feet; thence,
- 11th - South  $15^{\circ} 33' 30''$  East 20.00 feet; thence,
- 12th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,
- 13th - North  $15^{\circ} 33' 30''$  West 20.00 feet; thence,
- 14th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,
- 15th - South  $15^{\circ} 33' 30''$  East 5.00 feet; thence,
- 16th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,
- 17th - North  $15^{\circ} 33' 30''$  West 10.00 feet; thence,
- 18th - South  $74^{\circ} 26' 30''$  West 155.00 feet; thence,
- 19th - North  $15^{\circ} 33' 30''$  West 5.00 feet; thence,

- 20th - South  $74^{\circ} 26' 30''$  West 125.00 feet; thence,  
 21st - North  $15^{\circ} 33' 30''$  West 5.00 feet to an intersection with a line which is parallel with and distant Southeasterly 30.00 feet, measured at right angles, from the Northerly line of said Fractional Section 28; thence along said parallel line,  
 22nd - North  $74^{\circ} 26' 30''$  East 1156.54 feet to an intersection with a line that bears South  $56^{\circ} 56' 56''$  West and which passes through the true point of beginning; thence along said line,  
 23rd - North  $56^{\circ} 56' 56''$  East 45.59 feet to the true point of beginning.

2. Vendor also hereby grants unto City, its successors or assigns, the temporary right, privilege and easement to enter upon and use the below described property for the placing or piling thereon of earth, materials and machinery and for other purposes useful or necessary in connection with the construction of a water main and conduit, access road and storm drainage facilities on the property hereinabove described:

Parcel 2202-B (Temporary)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino Meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as a whole as follows:

Beginning at a point on the Northerly line of said Fraction Section 28 from which a 1-1/2 inch iron pipe marked with a metal tag stamped "SGB-LS 1842" set at the Northwest corner of said lot 5, bears along said Northerly line South  $74^{\circ} 26' 30''$  West 1388.66 feet; thence,

- 1st - South  $56^{\circ} 56' 56''$  West 54.22 feet; thence,  
 2nd - South  $39^{\circ} 41' 00''$  West 46.84 feet; thence,  
 3rd - South  $74^{\circ} 26' 30''$  West 51.54 feet; thence,  
 4th - South  $15^{\circ} 33' 30''$  East 35.00 feet; thence,  
 5th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,  
 6th - North  $15^{\circ} 33' 30''$  West 30.00 feet; thence,  
 7th - South  $74^{\circ} 26' 30''$  West 180.00 feet; thence,  
 8th - South  $15^{\circ} 33' 30''$  East 45.00 feet; thence,  
 9th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,  
 10th - North  $15^{\circ} 33' 30''$  West 48.00 feet; thence,  
 11th - South  $74^{\circ} 26' 30''$  West 240.00 feet; thence,  
 12th - South  $15^{\circ} 33' 30''$  East 20.00 feet; thence,  
 13th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,

- 14th - North  $15^{\circ} 33' 30''$  West 20.00 feet; thence,  
 15th - South  $74^{\circ} 26' 30''$  West 80.00 feet; thence,  
 16th - South  $15^{\circ} 33' 30''$  East 5.00 feet; thence,  
 17th - South  $74^{\circ} 26' 30''$  West 85.00 feet; thence,  
 18th - South  $15^{\circ} 33' 30''$  East 50.00 feet; thence,  
 19th - North  $74^{\circ} 26' 30''$  East 957.54 feet; thence,  
 20th - North  $30^{\circ} 54' 30''$  East 138.72 feet; thence,  
 21st - North  $75^{\circ} 54' 30''$  East 234.75 feet; thence,  
 22nd - North  $3^{\circ} 02' 30''$  East 11.04 feet; to the Northerly line of said Fractional Section 28; thence along said Northerly line,  
 23rd - South  $74^{\circ} 26' 30''$  West 324.57 feet to the true point of beginning.

Parcel 2202-C (Temporary)

That portion of Lots 2 and 5 of Fractional Section 28, Township 2 North, Range 21 West, San Bernardino Meridian, in the county of Ventura, state of California, according to the official plat of said land filed in the District Land Office on July 10, 1873, described as a whole as follows:

Commencing at a point on the Northerly line of said Fractional Section 28 from which a 1-1/2 inch iron pipe marked with a metal tag stamped "SGB-LS 1842" set at the Northwest corner of said Lot 5 bears along said Northerly line South  $74^{\circ} 26' 30''$  West 1388.66 feet; thence South ~~South  $74^{\circ} 26' 30''$  West 80.00 feet; thence South  $15^{\circ} 33' 30''$  East 5.00 feet; thence South  $74^{\circ} 26' 30''$  West 85.00 feet; thence North  $15^{\circ} 33' 30''$  West 20.00 feet; thence South  $74^{\circ} 26' 30''$  West 80.00 feet; thence South  $15^{\circ} 33' 30''$  East 5.00 feet; thence South  $74^{\circ} 26' 30''$  West 85.00 feet; thence North  $15^{\circ} 33' 30''$  West 20.00 feet; thence South  $74^{\circ} 26' 30''$  West 80.00 feet; thence South  $15^{\circ} 33' 30''$  East 5.00 feet; thence South  $74^{\circ} 26' 30''$  West 85.00 feet; thence North  $15^{\circ} 33' 30''$  West 20.00 feet; thence South  $74^{\circ} 26' 30''$  West 80.00 feet; thence South  $15^{\circ} 33' 30''$  East 5.00 feet; thence South  $74^{\circ} 26' 30''$  West 85.00 feet; to the true point of beginning;~~ South  $56^{\circ} 56' 56''$  West 54.22 feet; thence South  $39^{\circ} 41' 00''$  West 46.84 feet; thence South  $74^{\circ} 26' 30''$  West 51.54 feet; thence South  $15^{\circ} 33' 30''$  East 35.00 feet; thence South  $74^{\circ} 26' 30''$  West 80.00 feet; thence, North  $15^{\circ} 33' 30''$  West 30.00 feet; thence South  $74^{\circ} 26' 30''$  West 180.00 feet; thence, South  $15^{\circ} 33' 30''$  East 45.00 feet; thence South  $74^{\circ} 26' 30''$  West 80.00 feet; thence North  $15^{\circ} 33' 30''$  West 48.00 feet; thence South  $74^{\circ} 26' 30''$  West 240.00 feet; thence South  $15^{\circ} 33' 30''$  East 20.00 feet; thence, South  $74^{\circ} 26' 30''$  West 85.00 feet; thence North  $15^{\circ} 33' 30''$  West 20.00 feet; thence South  $74^{\circ} 26' 30''$  West 80.00 feet; thence South  $15^{\circ} 33' 30''$  East 5.00 feet; thence South  $74^{\circ} 26' 30''$  West 85.00 feet; thence North  $15^{\circ} 33' 30''$  West 10.00 feet; thence, South  $74^{\circ} 26' 30''$  West 155.00 feet; to the true point of beginning; thence,

- 1st - North  $15^{\circ} 33' 30''$  West 5.00 feet; thence,  
 2nd - South  $74^{\circ} 26' 30''$  West 125.00 feet; thence,  
 3rd - North  $15^{\circ} 33' 30''$  West 5.00 feet to an intersection with a line which is parallel with and distant Southeasterly 30.00 feet; measured at right angles, from the Northerly line of said Fractional Section 27; thence along said parallel line,  
 4th - South  $74^{\circ} 26' 30''$  West 145.66 feet to the Westerly line of said Lot 5; thence along said Westerly line,  
 5th - South  $0^{\circ} 40' 03''$  West 10.41 feet to an intersection with a line which has a bearing of South  $74^{\circ} 26' 30''$  West and which passes through the true point of beginning; thence along said line,  
 6th - North  $74^{\circ} 26' 30''$  East 273.57 feet to the point of beginning.

## EXHIBIT A

BOOK 2702 PAGE 262

The temporary right, privilege and easement shall terminate upon completion of construction and installation of the water main, access road and storm drainage facilities and acceptance thereof by the City, or on August 1, 1965, whichever date first occurs.

3. The Vendor reserves unto himself, his heirs, executors, administrators, successors and assigns all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights and other hydrocarbons by whatsoever name known that may be within or under the parcel of land described in Paragraph One hereof, without, however, any right of entry on the surface of said property, on the subsurface thereof to a depth of five hundred feet measured vertically from said surface.

4. The Vendor agrees that it will not use nor will it grant to any other association, corporation, governmental agency, person or utility company, the right, privilege or easement to use the property described in Paragraph One hereof, except for the drilling and exploration for oil, gas and minerals as herein provided. The Vendor shall not erect any structures upon or dig or drill any well through the surface of, or remove earth or other material from the property described in Paragraph One herein. Provided, however, the Vendor shall have the right to use any access road constructed by the City on its easement for ingress and egress to her adjoining property so long as said property is used for agricultural purposes only.

5. The City shall have the right to grant to any association, corporation, governmental agency, person or utility company the right, privilege or easement to use the property described in Paragraph One hereof for any of the purposes described in said Paragraph One. The City agrees that it will sell said right, privilege or easement for not more than the fair market value of comparable, unencumbered land, as determined at the time of such sale. The grant of such right, privilege and easement shall be upon such terms and conditions as shall not interfere with or endanger any of the structures or facilities of the City within said property.

EXHIBIT A

BOOK 2702 PAGE 263

6. The City agrees to restore the land described in Paragraph Two hereof to the same condition, as nearly as practicable, as it was in prior to the commencement of construction of the water main, storm drainage facilities and access road.

Upon completion of the construction by the City of any structure or facility on the property described in Paragraph One hereof, the City shall restore the premises to the same condition, as nearly as practicable and as may be consistent with the design and plans of said structure or facility, as they were in prior to the commencement of the construction thereof.

7. The Vendor agrees to accept the sum paid hereunder in full payment for the loss or damage to any crops, trees, shrubs, pasturage rights or improvements located within the property described in Paragraph One and Two hereof.

8. This agreement shall be binding upon and inure to the benefit of the heirs, assigns, executors, personal representatives and successors of the parties hereto.

CITY OF OXNARD

VENDOR:

By: R. F. Howlett  
R. F. Howlett, Mayor

[Signature]

Attest: Ethel Dale  
Ethel Dale, City Clerk

[Signature]  
[Signature]  
[Signature]

EXHIBIT A

BOOK 2702 PAGE 264

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in Portions of this document when received.

STATE OF CALIFORNIA

COUNTY OF Ventura

On November 8, 1964 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helen M. Pearson, Robert E. Pearson and Dorothy E. James

\_\_\_\_\_ known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal

(SEAL)

Thomas R. Ferguson  
Notary Public in and for said County and State.

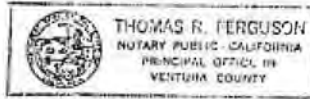


EXHIBIT A

BOOK 2702 PAGE 265

STATE OF CALIFORNIA }  
 COUNTY OF VENTURA } ss.

On December 10, 1964, before me the undersigned, a Notary Public in and for said County and State, personally appeared Robert F. Hawlett known to me to be the Mayor and Ethel Dale known to me to be the City Clerk of the City of Oxnard, and known to me to be the persons who executed the within instrument on behalf of the City of Oxnard, and acknowledged to me that the City of Oxnard executed the within instrument pursuant to Resolution # 3568.

WITNESS my hand and official seal.

Helen M. Ghee  
 Notary Public in and for said County and State



(SEAL)  
 My commission expires Sept. 17, 1967

## EXHIBIT A

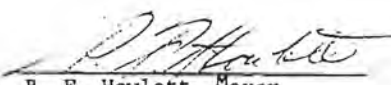
BOOK 2702 PAGE 266

## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Contract and Grant of Easement dated December 1, 1964 from Helen M. Pearson, Dorothy E. James and Robert E. Pearson to CITY OF OXNARD, a political corporation and governmental agency, is hereby accepted and pursuant to City Council Resolution 1939, recorded in book 1591, Official Records of Ventura County at page 273, the City Council consents to recordation thereof by its duly authorized officer.

DATED December 21, 1964

By:

  
R. F. Howlett, Mayor

END OF RECORDED DOCUMENT

**EXHIBIT "B"**

**LEGAL DESCRIPTION FOR  
PERMANENT EASEMENT LYING WITHIN LOT 6 TRACT 5671-2 170MR91  
APN 157-0-270-015**

THAT PORTION OF LOT 6 TRACT 5671-2 IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 170, PAGE 91 THROUGH 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 6;

THENCE NORTH 74°26'45" EAST 1382.32 FEET ALONG THE NORTHERLY LINE OF LOT 6 TO THE NORTHEAST CORNER OF LOT 6;  
THENCE SOUTH 00°39'51" WEST 13.92 FEET ALONG THE EASTERLY LINE OF LOT 6;  
THENCE SOUTH 56°57'14" WEST 5.44 FEET TO A POINT WHICH IS 15.00 FEET AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 6;  
THENCE PARALLEL WITH AND DISTANT SOUTHERLY 15.00 FEET WITH THE NORTHERLY LINE OF LOT 6, SOUTH 74°26'45" WEST 1377.62 FEET TO THE WESTERLY LINE OF LOT 6;

THENCE NORTH 00°41'40" EAST 15.62 FEET ALONG THE WEST LINE OF LOT 6 TO THE NORTHWEST CORNER OF LOT 6;

**PARCEL** CONTAINS 0.476 ACRES, OR 20,731 SQUARE FEET, MORE OR LESS.

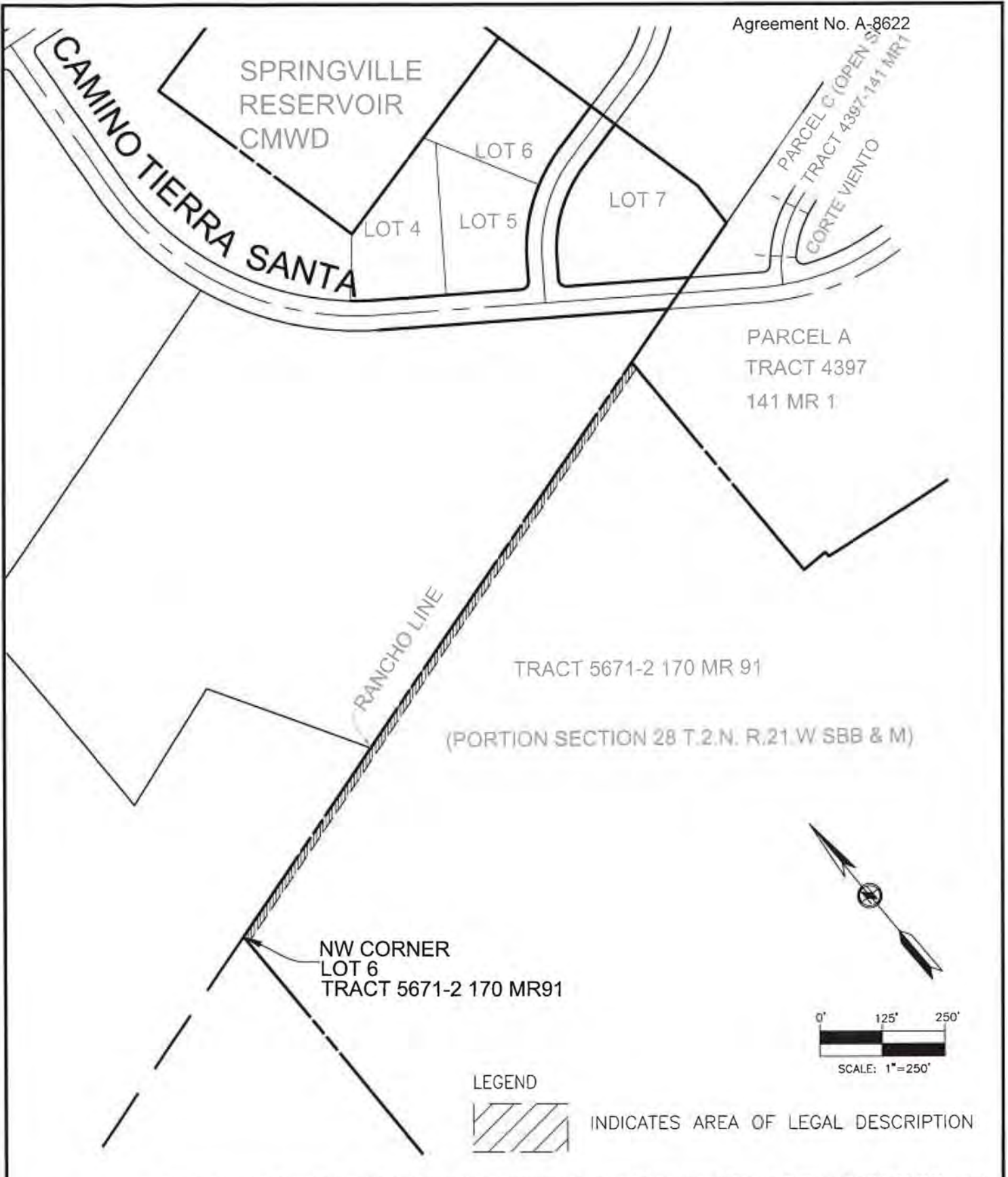
EXHIBIT B SHEETS 2 THROUGH 3 OF 3 IS INCLUDED HEREIN AND MADE A PART HEREOF.



3/12/26



GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP



LEGEND



INDICATES AREA OF LEGAL DESCRIPTION

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213 624 2661 TEL.  
 818 937 9899 TEL.  
 919 W. GLENGOAKS BLVD 2ND FL.  
 GLENDALE CALIFORNIA 91202  
 WWW.MOLLENHAUERGROUP.COM

CIVIL ENGINEERING  
 SURVEYING+MAPPING  
 LAND DEVELOPMENT

EXHIBIT 'B'

PERMANENT EASEMENT  
 APN: 157-0-270-015

PREPARED FOR:

CALLEGUAS MUNICIPAL  
 WATER DISTRICT

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=250'

CAMINO TIERRA SANTA  
60 FEET WIDE

NE COR LOT 6  
TRACT 5671-2 170 MR 91

S00° 39' 51"W  
13.92'  
S56° 57' 14"W  
5.44'

APN: 157-0-010-090

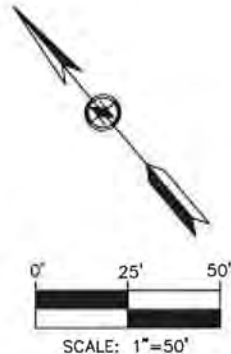
APN: 157-0-020-185

LOT 6  
TRACT 5671-2 170 MR 91  
(PORTION SECTION 28 T.2.N. R.21.W SBB & M)



INDICATES AREA OF LEGAL DESCRIPTION  
20,731 SQ.FT. OR 0.476 ACRES

22 NOT TO SCALE



P.O.B.  
NW COR LOT 6 TRACT 5671-2 170 MR 91

N00° 41' 40"E  
15.62'

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213 624 2661 TEL  
818 937 9899 TEL  
919 W. GLENDOKS BLVD 2ND FL  
GLENDALE CALIFORNIA 91202  
WWW.MOLLENHAUERGROUP.COM  
CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

EXHIBIT 'B'

PERMANENT EASEMENT  
APN: 157-0-270-015

PREPARED FOR:

CALLEGUAS MUNICIPAL  
WATER DISTRICT

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

**EXHIBIT "C"**

**LEGAL DESCRIPTION FOR  
TEMPORARY EASEMENT LYING WITHIN LOT 6 TRACT 5671-2 170MR91  
APN 157-0-270-015**

THAT PORTION OF LOT 6 TRACT 5671-2 IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 170, PAGE 91 THROUGH 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 6;

THENCE SOUTH 00°41'40" WEST 15.62 FEET ALONG THE EASTERLY LINE OF LOT 6 TO THE **TRUE POINT OF BEGINNING**,

THENCE NORTH 74°26'45" WEST 1377.62 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 15.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOT 6;

THENCE SOUTH 56°57'14" WEST 39.92 FEET TO A POINT WHICH IS 27.00 FEET AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 6;

THENCE PARALLEL WITH AND DISTANT SOUTHERLY 27.00 FEET WITH THE NORTHERLY LINE OF LOT 6, SOUTH 74°26'45" WEST 1343.04 FEET TO THE WESTERLY LINE OF LOT 6;

THENCE NORTH 00°41'40" EAST 12.50 FEET TO THE **TRUE POINT OF BEGINNING**,

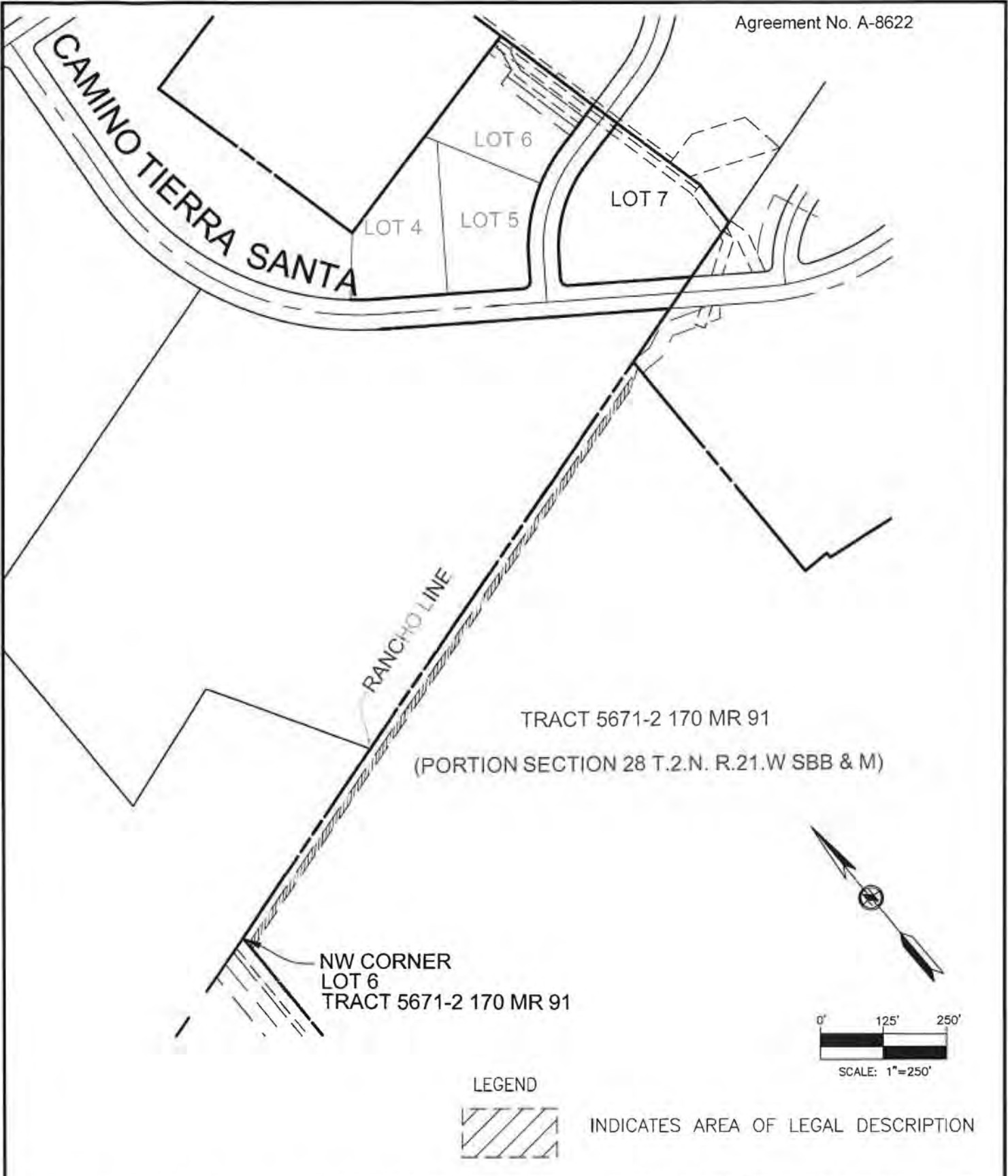
**PARCEL** CONTAINS 0.375 ACRES, OR 16,324 SQUARE FEET, MORE OR LESS.

EXHIBIT C SHEETS 2 THROUGH 3 OF 3 IS INCLUDED HEREIN AND MADE A PART HEREOF.

*Gregory D. Hindson*



GREGORY D. HINDSON  
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670  
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP



G:\Projects\Survey\LA21300-LA21399\LA21363\_CVL\_Calleguas-Ventura Interconnection Project 562\_P&A\Acad Drawings\TEMP ESMT EXHIBIT.dwg Date:03/10/26 02:03p mkhudave



213 624 2661 TEL.  
818 937 9929 TEL.  
919 W. GLENDALE BLVD 2ND FL.  
GLENDALE CALIFORNIA 91202  
WWW.MOLLENHAUERGROUP.COM

CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

**EXHIBIT 'C'**

**TEMPORARY EASEMENT**

**APN: 157-0-270-015**

PREPARED FOR:

**CALLEGUAS MUNICIPAL  
WATER DISTRICT**

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=250'

SHEET 2 OF 3

Agreement No. A-8622

CAMINO TIERRA SANTA  
60 FEET WIDE

APN: 152-0-261-355  
166.58'  
S74° 26' 45"W

NE COR LOT 6  
TRACT 5671-2 170 MR 91

N00° 39' 51"E  
13.92'  
S56° 57' 14"W  
5.44'

S56° 57' 14"W  
39.92'

LEGEND



INDICATES AREA OF LEGAL DESCRIPTION  
16,324 SQ.FT. OR 0.375 ACRES

22 NOT TO SCALE



APN: 157-0-010-090

15.00'

12.00'

APN: 157-0-020-185

LOT 6

TRACT 5671-2 170 MR 91  
(PORTION SECTION 28 T.2.N. R.21.W SBB & M)

P.O.B.  
NW COR LOT 6 TRACT 5671-2 170 MR 91

S00° 41' 40"W  
15.62'

T.P.O.B. N00° 41' 40"E  
12.50'

C:\Projects\Survey\LA21300-LA21399\LA21363\_CVL\_Calleguas-Ventura Interconnection Project 562\_P&\Acad Drawings\TEMP ESMT EXHIBIT.dwg Date:03/10/26 03:48p mkhudov

EXHIBIT 'C'

TEMPORARY EASEMENT  
APN: 157-0-270-015

PREPARED FOR:

CALLEGUAS MUNICIPAL  
WATER DISTRICT

DATE:	MARCH, 2026
JOB #	LA21363
DRAWN	MK
SCALE	1"=50'

SHEET 3 OF 3



213 624 2661 TEL  
818 937 9899 TEL  
919 W. GLENDALE BLVD 2ND FL  
GLENDALE CALIFORNIA 91222  
WWW.MOLLENHAUERGROUP.COM  
CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

CALLEGUAS MUNICIPAL WATER DISTRICT  
T H O U S A N D O A K S, C A L I F O R N I A



CALLEGUAS - VENTURA INTERCONNECTION

PROJECT NO. 562

BOARD OF DIRECTORS

- RAUL AVILA, PRESIDENT
- THIBAUT ROBERT, VICE PRESIDENT
- REDDY PAKALA, SECRETARY
- JACQUE McMILLAN, TREASURER
- SCOTT H. QUADY , DIRECTOR

\*\*\*\*\*

- KRISTINE McCAFFREY, GENERAL MANAGER
- IAN PRICHARD, DEPUTY GENERAL MANAGER
- FERNANDO BAEZ, MANAGER OF ENGINEERING
- JAY LUKIEWSKI, SENIOR PROJECT MANAGER

P E R L I T E R & I N G A L S B E  
C O N S U L T I N G E N G I N E E R S  
G L E N N D A L E , C A L I F O R N I A



# EXHIBIT "D"

INDEX		DRAWINGS		TITLES		SHEET NO., DWG. NO., SHEET NO.	
SHEET NO.	DWG. NO.	SHEET NO.	DWG. NO.	SHEET NO.	DWG. NO.	SHEET NO.	DWG. NO.
<b>GENERAL</b>							
01	41	COVER SHEET		01	01	14	14
02	42	INDEX TO DRAWINGS		02	02	15	15
03	43	PROJECT LOCATION AND VELOCITY MAP		03	03	16	16
04	44	GENERAL ARRANGEMENTS, SYMBOLS AND LEGEND		04	04	17	17
05	45	TURKEY ARRANGEMENTS, SYMBOLS, LEGEND AND CONTROL POINTS		05	05	18	18
06	46	GENERAL NOTES AND AGENCY CONTACT INFORMATION		06	06	19	19
<b>PERMANENT AND TEMPORARY STRUCTURES</b>							
07	01	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		07	01	20	20
08	02	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		08	02	21	21
09	03	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		09	03	22	22
10	04	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		10	04	23	23
<b>PERMANENT AND TEMPORARY STRUCTURES</b>							
11	01	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		11	01	24	24
12	02	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		12	02	25	25
13	03	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		13	03	26	26
14	04	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		14	04	27	27
15	05	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		15	05	28	28
16	06	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		16	06	29	29
17	07	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		17	07	30	30
18	08	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		18	08	31	31
19	09	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		19	09	32	32
20	10	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		20	10	33	33
21	11	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		21	11	34	34
22	12	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		22	12	35	35
23	13	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		23	13	36	36
24	14	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		24	14	37	37
25	15	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		25	15	38	38
26	16	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		26	16	39	39
27	17	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		27	17	40	40
28	18	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		28	18	41	41
29	19	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		29	19	42	42
30	20	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		30	20	43	43
31	21	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		31	21	44	44
32	22	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		32	22	45	45
33	23	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		33	23	46	46
34	24	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		34	24	47	47
35	25	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		35	25	48	48
36	26	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		36	26	49	49
37	27	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		37	27	50	50
38	28	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		38	28	51	51
39	29	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		39	29	52	52
40	30	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		40	30	53	53
41	31	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		41	31	54	54
42	32	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		42	32	55	55
43	33	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		43	33	56	56
44	34	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		44	34	57	57
45	35	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		45	35	58	58
46	36	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		46	36	59	59
47	37	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		47	37	60	60
48	38	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		48	38	61	61
49	39	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		49	39	62	62
50	40	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		50	40	63	63
51	41	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		51	41	64	64
52	42	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		52	42	65	65
53	43	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		53	43	66	66
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55	45	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		55	45	68	68
56	46	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		56	46	69	69
57	47	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		57	47	70	70
58	48	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		58	48	71	71
59	49	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		59	49	72	72
60	50	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		60	50	73	73
61	51	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		61	51	74	74
62	52	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		62	52	75	75
63	53	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		63	53	76	76
64	54	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		64	54	77	77
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66	56	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		66	56	79	79
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68	58	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		68	58	81	81
69	59	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		69	59	82	82
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71	61	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		71	61	84	84
72	62	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		72	62	85	85
73	63	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		73	63	86	86
74	64	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		74	64	87	87
75	65	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		75	65	88	88
76	66	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		76	66	89	89
77	67	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		77	67	90	90
78	68	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		78	68	91	91
79	69	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		79	69	92	92
80	70	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		80	70	93	93
81	71	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		81	71	94	94
82	72	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		82	72	95	95
83	73	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		83	73	96	96
84	74	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		84	74	97	97
85	75	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		85	75	98	98
86	76	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		86	76	99	99
87	77	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		87	77	100	100
88	78	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		88	78	101	101
89	79	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		89	79	102	102
90	80	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		90	80	103	103
91	81	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		91	81	104	104
92	82	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		92	82	105	105
93	83	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		93	83	106	106
94	84	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		94	84	107	107
95	85	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		95	85	108	108
96	86	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		96	86	109	109
97	87	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		97	87	110	110
98	88	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		98	88	111	111
99	89	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		99	89	112	112
100	90	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		100	90	113	113
101	91	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		101	91	114	114
102	92	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		102	92	115	115
103	93	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		103	93	116	116
104	94	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		104	94	117	117
105	95	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		105	95	118	118
106	96	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		106	96	119	119
107	97	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		107	97	120	120
108	98	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		108	98	121	121
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110	100	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		110	100	123	123
111	101	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		111	101	124	124
112	102	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		112	102	125	125
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114	104	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		114	104	127	127
115	105	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		115	105	128	128
116	106	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		116	106	129	129
117	107	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		117	107	130	130
118	108	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		118	108	131	131
119	109	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		119	109	132	132
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122	112	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		122	112	135	135
123	113	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		123	113	136	136
124	114	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		124	114	137	137
125	115	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		125	115	138	138
126	116	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		126	116	139	139
127	117	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		127	117	140	140
128	118	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		128	118	141	141
129	119	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		129	119	142	142
130	120	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		130	120	143	143
131	121	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		131	121	144	144
132	122	PER PLAN AND PROFILE PPE STA 114+00 TO STA 114+00		132	122	145	145
133	123	PER PLAN AND PROFILE PPE STA 114+					





GENERAL NOTES (CONT'D)

GENERAL NOTES

- GENERAL:
  - Reference to "THE USER" shall mean Calleguas WMO (Shaded) Inventory, indicated in an Appendix to the Specifications, unless noted otherwise.
  - See Specifications for minor fill and limits of Calleguas WMO Shaded Inventory.
  - Reference letters and numbers shown in circles are official identification symbols, as illustrated below:
 

REFERENCE SYMBOL	IDENTIFICATION/REFERENCE
(A)	Detail F on Drawing C2 as referenced on Drawing C3
(B)	Detail B on Per Survey Inventory/Sheet
(704)	Calleguas WMO District Drawing 704
- Drawings not yet show-off or any existing registration file sheets.
- Unless noted otherwise, all work shown in these drawings is to be performed unless the District or in notes.
- at profile elevations are indicated in feet above Mean Sea Level (MSL). Horizontal distances are in feet and/or in inches.
- Terracing benchmarks shown may have been inverted or unadjusted.
- Owner's party is located at 2100 Ocean Blvd., Thousand Oaks, CA 91320.
- GENERAL EXEMPTIONS:
  - Available related files are included in the Specifications.
  - The District does not warrant or guarantee the accuracy of locations and grades for existing facilities and utilities, including structures, man holes, service lines and laterals as shown on these Drawings or on the record drawings included in the Specifications.
  - The utility and dimensions of the existing facilities have been based from existing records. Complete records and/or equipment. Such verification shall include probing for existing pipe and conduits. See General Condition 5.23 in the Specifications for additional requirements.
  - no excavation when exceeds 4000 4000 bidders may be awarded within four (4) feet of the surface area of any existing Direct facility, including pipelines, vaults and building, unless approved in writing by the District.
  - Soil moisture higher than 4 feet or equivalent material storage over any existing underground utilities shall not be allowed unless approved in writing by the District.
  - Private temporary supports as required in limited existing facilities, including telegraph wires.
  - Surface features shown on the Drawings may have changed since survey maps and aerial photos were compiled and developed in early 2003. The Contractor shall verify in field existing conditions as required and include its impact on procurement and installation of the new components under this project.
  - Not all existing facilities and utilities are shown on the Drawings. Refer to record data for additional information.
  - Existing private farm ranch views of the drainage may not exist or may be smaller since survey plans prepared.
  - Existing facilities damaged or removed due to construction operations shall be replaced in kind or improved to meet or exceed the original condition. Refer to Section 03990, Miscellaneous Work, for additional requirements.
  - Utility structures, including existing facilities, shall be maintained in good condition throughout the construction operations. They shall be temporarily relocated as accepted by the Owner and replaced or removed in kind as accepted by the Owner. All costs shall be borne by the Contractor.
  - Refer to Special Condition 23 for requirements for Utility Reconstruction Notes.
- GENERAL AND RESOURCES:
  - Utilities shown are shown for the convenience of the contractor or as a base datum to the contractor, if possible. Stationing is based on horizontal measurements of all longest distances, sub-longest distances at four-footed bends and true curve lengths where horizontal curves are indicated.
  - Where angles are shown in the pipeline alignment which exceed the permissible deflection of the joints, existing joint joints may be applicable, reinforced fittings shall be installed.
  - Unless otherwise shown, well penetrations for all pipes and conduits shall be constructed in accordance with CDMO Standard Drawing 703C.
  - Where otherwise noted, pipe penetrations shall be in accordance with Section 02220 and CDMO Standard Drawing 301E through 301E.
  - Unless otherwise noted, provide at least 8" extra pipe at each building connection and for pipe with loose flange for field adjustment. Cut pipe in field as required.
  - Building steel structures shall be at least 1.5% above the thickness of the steel structure in adjacent 24x24 sections.
  - Flow shall be provided as required to make connections between two pipes or structures and approved by the Engineer. Thickness of flow pipe shall be as required, but not less than 1/2". Required filler plates shall be provided on site prior start of making connection.

- GENERAL AND RESOURCES:
  - Refer to the Specifications for details of the following:
    - Work Area shall provide proper protection that will allow the Calleguas improvement and temporary easement. Areas as depicted on the Drawings shall have daily public right of way shall be in accordance with the Specifications. The Contractor shall be responsible for the temporary right-of-way within Calleguas limits. Protection shall be as shown on the Drawings.
    - Work Area shown on the Drawings are approximate and may not show all work area, including area required for traffic control.
    - Unobstructed access to existing facilities to maintain in operation shall not be hindered.
    - Work Area may be used for construction activities and temporary storage and storage purposes if General Notes C1 and B3 are complied with.
    - Existing structures shown, West Area shall be retained to the original condition.
    - Existing structures and materials shall not be removed unless otherwise noted.

			
DISTRICT CITY OF VENTURA 1100 W. 10th Street Ventura, CA 91304 UNIFIED 1-800-		CALLEGUAS MUNICIPAL WATER DISTRICT 1100 W. 10th Street Ventura, CA 91304 UNIFIED 1-800-	
PROJECT NO. 562 SHEET NO. 121-MET/AS		DATE MARCH 2028 PROJECT NO. 562	
GENERAL NOTES AND AGENCY CONTACT INFORMATION		CALLEGUAS - VENTURA INTERCONNECTION	

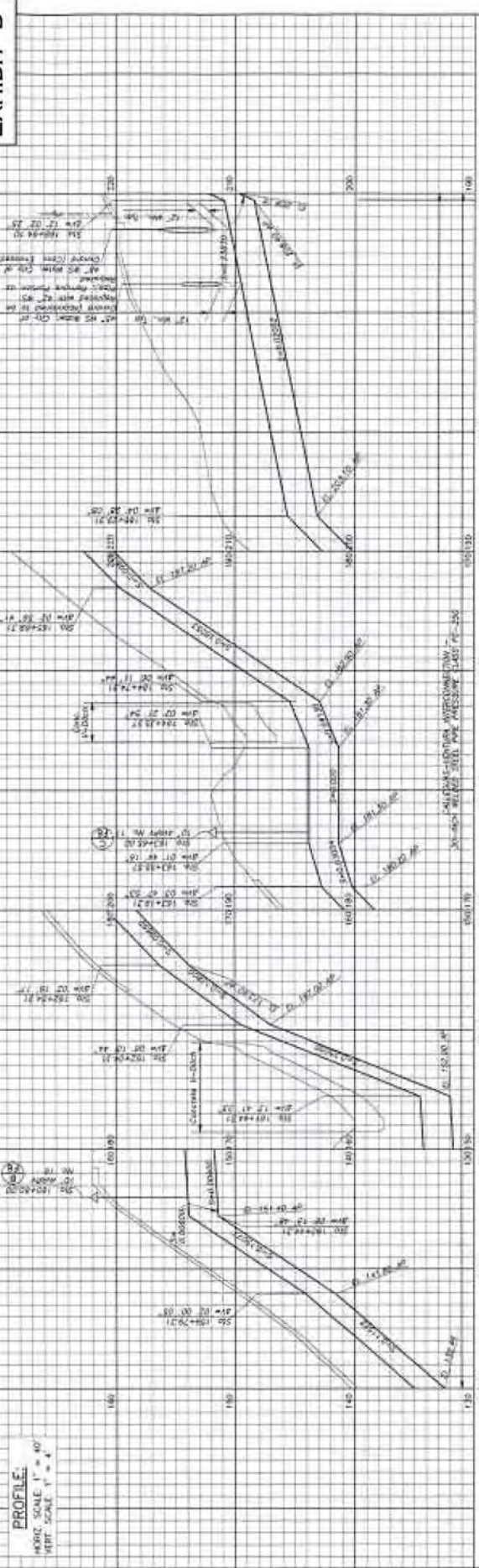
AGENCY/SERVICE	CONTACT INFORMATION
A187 Telephone (Established)	2231 Grandhurst Dr. Huntington Beach, CA 92646 (714) 943-7604
Calleguas Municipal Water District (Water, Sewer)	1100 West Road Truckee, CA 95301 (916) 536-1111
City of Ventura	101 Corcoran Drive Ventura, CA 91301 (805) 444-3144
Southern California Edison (Electric)	2525 Foothill Drive Huntington Beach, CA 92646 (855) 444-7038
Southern California Gas Company (Gas-Distribution Department)	3407 Broadway Ave. Downey, CA 91201 (818) 791-3228
Southern California Gas Company (Gas-Transmission Department)	3407 Broadway Ave. Downey, CA 91201 (818) 791-1544
Traffic Western Utility (Scale 1:1)	1225 West Street Ventura, CA 91303 (805) 732-9333
Proctor	201 First Road Camarillo, CA 93012-8252 (805) 831-8108
Ventura County Transportation Department	800 E. Victoria Ave. Ventura, CA 93099-1641 (805) 834-2055
Ventura County Sheriff's Department	2101 Union Road Fresno, CA 93721 (805) 441-8330
Ventura County Water and Pollution Control (Storm Sewer)	800 E. Victoria Ave. Ventura, CA 93099-1641 (805) 441-3818



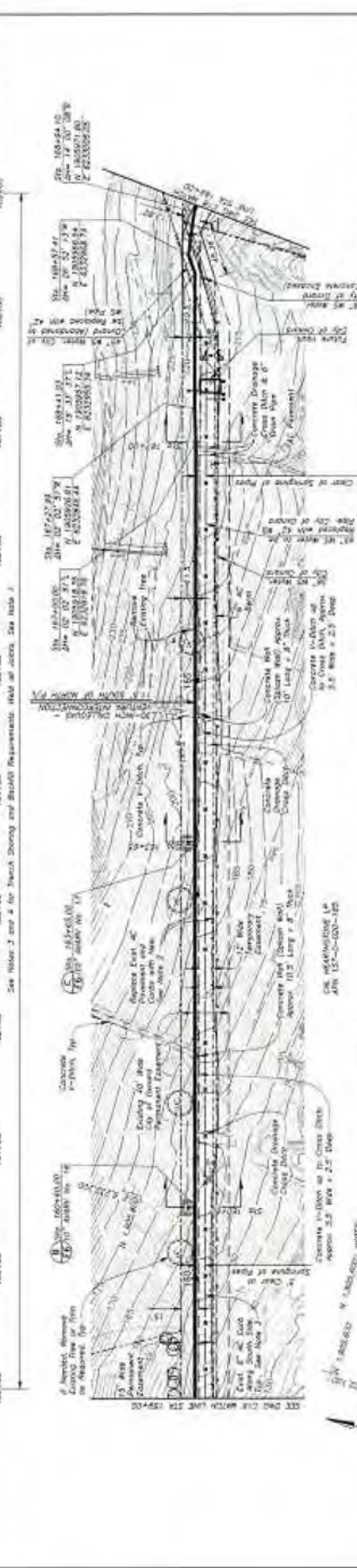




# EXHIBIT "D"



**PROFILE:**  
 HORIZ. SCALE 1" = 40'  
 VERT. SCALE 1" = 4'



**CALEGUIS MUNICIPAL WATER DISTRICT**  
 DISTRICT OFFICE  
 CALEGUIS - VENTURA INTERCONNECTION

**PERMITTEE & INSTALLER:**  
 PERMITTEES ENGINEERS  
 CALLEGUIS ENGINEERS  
 CALLEGUIS, CALIFORNIA

**DATE:** 03-15-2024  
**PROJECT NO.:** 2024-001  
**DATE:** 03-15-2024  
**PROJECT NO.:** 562  
**DATE:** MARCH 2024  
**PROJECT NO.:** 12134826  
**DATE:** 03-15-2024

**PLAN AND PROFILE**  
 PIPE STA 159+00 TO STA 189+00

**SCALE:** 1" = 40 FT

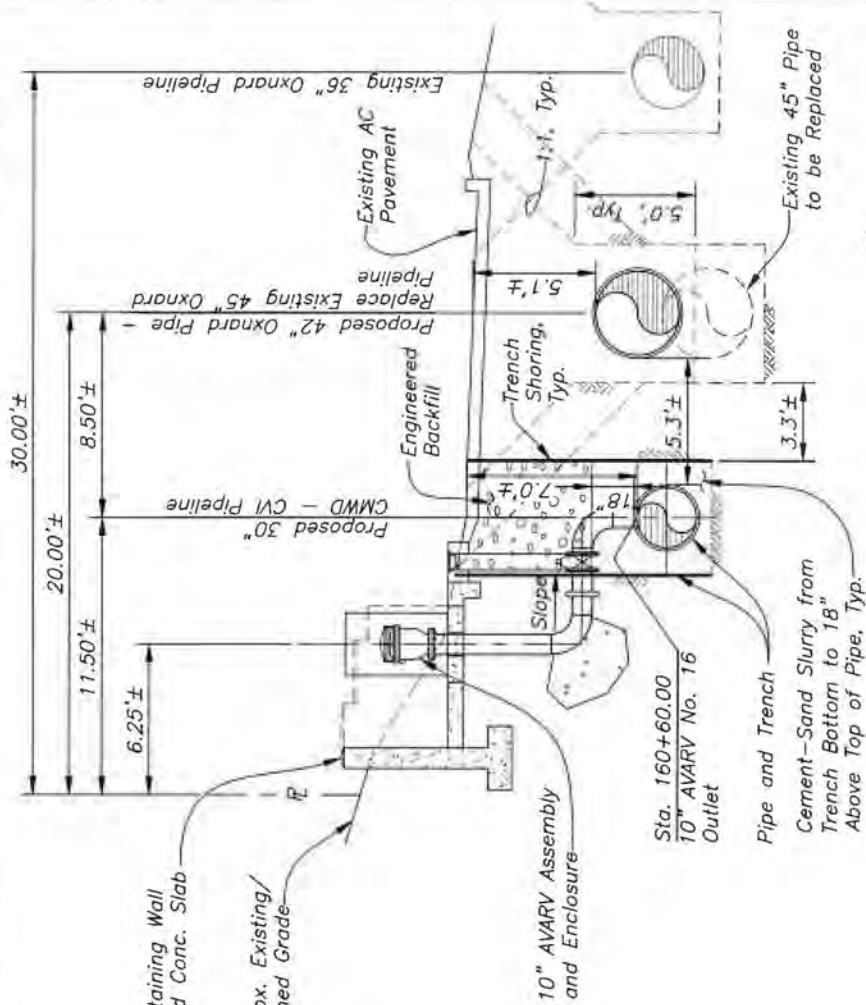
**REVISIONS:**

NO.	DATE	DESCRIPTION
1	03-15-2024	ISSUED FOR PERMIT

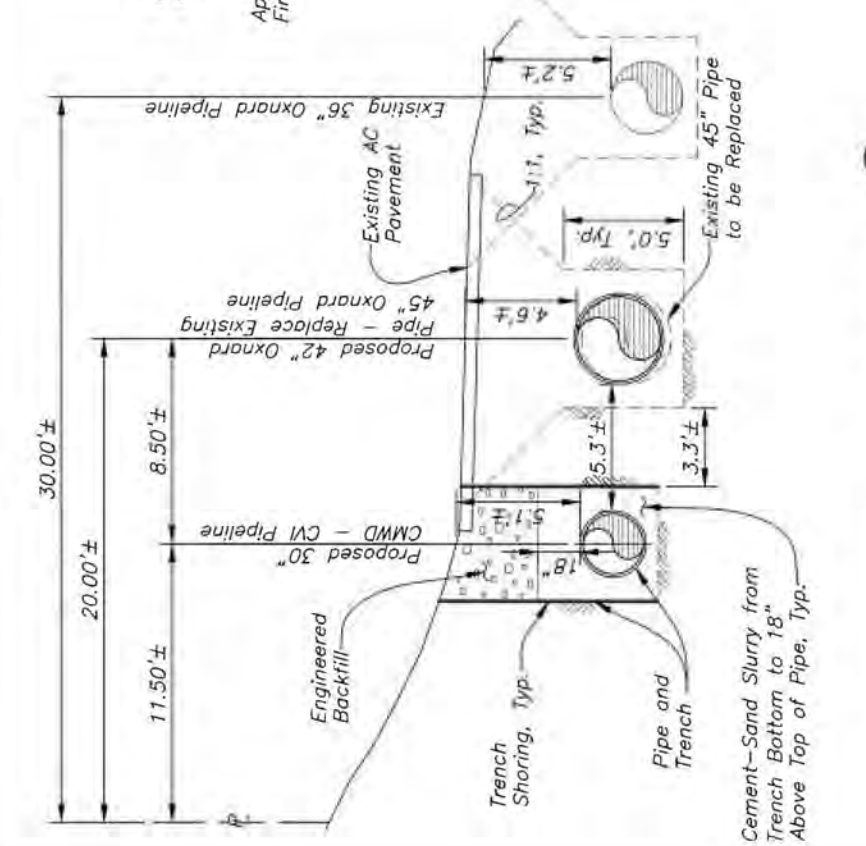
**NOTES:**

- All welded steel 30-inch pipe joints shall be full penetration butt welded from Station 159+00 to Station 171+00. See Detail J on Drawing D2.
- After construction of 30-inch pipe and associated components, remove existing existing 18-inch pipe and 18-inch pipe, and install new 18-inch pipe for the entire width of the right-of-way from Pipe Station 159+00 to Pipe Station 189+00. The support structure shall be as shown on Drawing D2. The support structure shall be as shown on Drawing D2. The support structure shall be as shown on Drawing D2.
- Smooth interior shall be provided from Pipe Station 159+00 to 189+00 regardless of length. Apply see the contract.
- Branch section shall be installed along from Station 159+00 to Station 171+00. The branch section shall be installed along from Station 159+00 to Station 171+00. The branch section shall be installed along from Station 159+00 to Station 171+00.





**PIPE SECTION AT STA 160+60±**  
SCALE: 1 IN = 5 FT



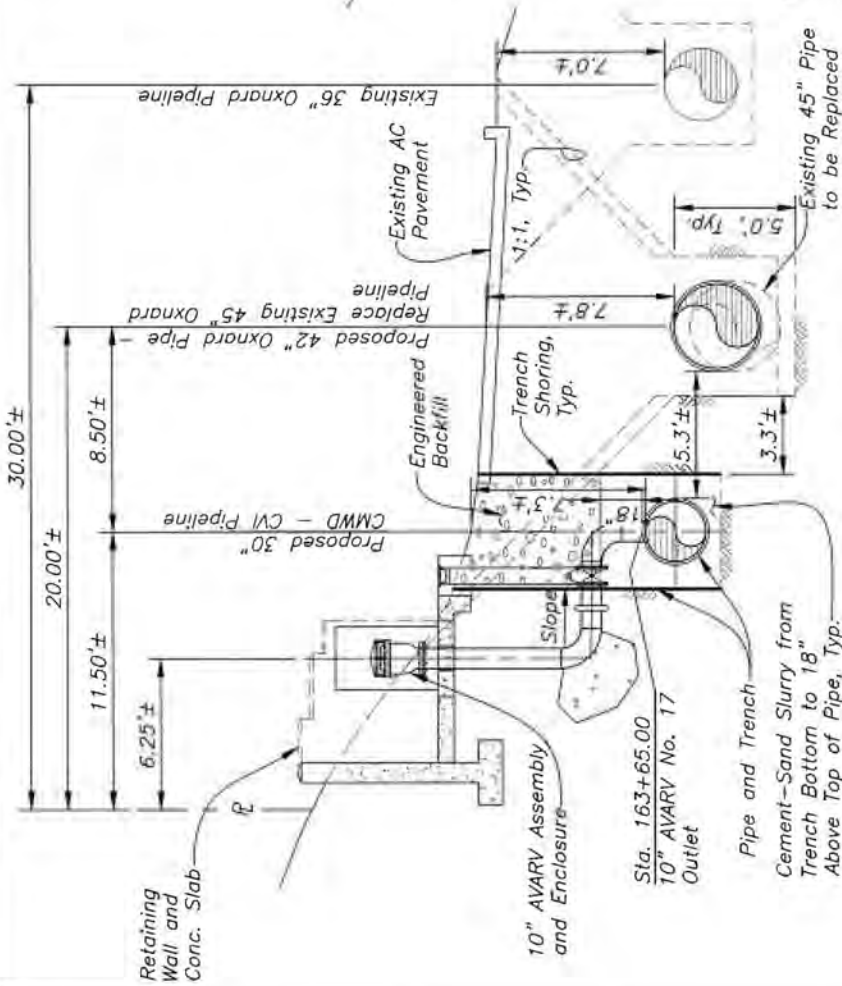
**PIPE SECTION AT STA 157+00±**  
SCALE: 1 IN = 5 FT

**NOTES:**

- Information for 42" new Oxnard Pipe is taken from 75% complete design plans provided by City of Oxnard.



**CALLEGUAS MUNICIPAL WATER DISTRICT**  
Calleguas - Ventura Interconnection  
Proposed Pipeline Sections within Oxnard Easement  
At Tract TR5671-2 Approximate Sta. 157+00 and 160+60  
Prepared By:  
Perliter & Ingalsbe Revised - February 24, 2026

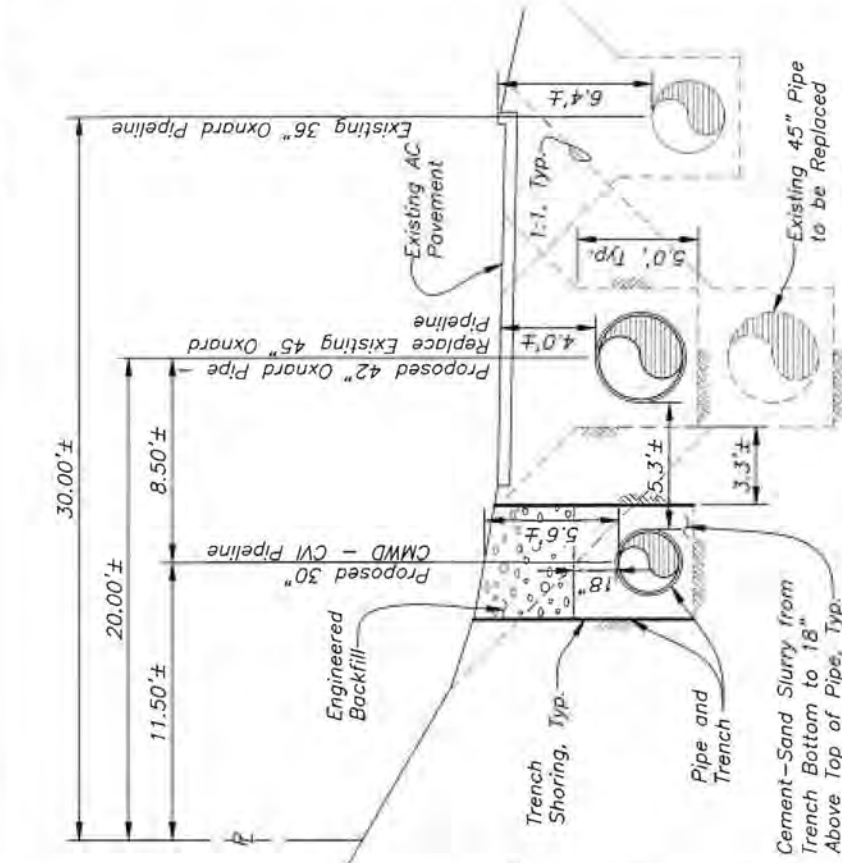


PIPE SECTION AT STA 163+65±

SCALE: 1 IN = 5 FT

NOTES:

- Information for 42" new Oxnard Pipe is taken from 75% complete design plans provided by City of Oxnard.



PIPE SECTION AT STA 167+00±

SCALE: 1 IN = 5 FT

CALLEGUAS MUNICIPAL WATER DISTRICT  
 Calleguas - Ventura Interconnection  
 Proposed Pipeline Sections within Oxnard Easement  
 At Tract TR5671-2 Approximate Sta. 163+65 and 167+00  
 Prepared By:

Perliter & Ingalsbe Revised - February 24, 2026



RAUL AVILA, PRESIDENT  
 PRESIDENT  
 DIVISION 1  
 REDDY PAKALA, SECRETARY  
 TREASURER  
 DIVISION 3  
 SCOTT H. QUADY, DIRECTOR  
 DIVISION 2

THIBAUT ROBERT, VICE  
 DIVISION 4  
 JACQUELYN McMILLAN,  
 DIVISION 5  
 KRISTINE McCAFFREY  
 GENERAL MANAGER

2100 OLSEN ROAD, THOUSAND OAKS, CA 91360 • (805) 526-9323 • CALLEGUAS.COM

## BOARD MEMORANDUM

**Date:** June 17, 2026

**To:** Board of Directors

**From:** Omar Castro, Manager of Operations & Maintenance

**Subject:** Item 6.C – Award a Contract to Falcon Fuels for an Amount Not to Exceed \$220,000 for the Period of July 1, 2026 through June 30, 2027 for Provision of Gasoline and Diesel Fuel Pursuant to a California Department of General Services Fuel Contract

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**Objective:** Accomplish the mission in a cost-effective manner, deliver reliable service, and ensure infrastructure reliability through provision of competitively-bid fuel for vehicles, small equipment, and backup generators.

**Recommended Action:** Award a contract to Falcon Fuels for an amount not to exceed \$220,000 for the period of July 1, 2026 through June 30, 2027 for provision of gasoline and diesel fuel pursuant to a California Department of General Services Fuel Contract.

**Budget Impact:** \$220,000 is included in the District's Fiscal Year (FY) 2026-27 budget.

**Discussion:** The District utilizes fuel for its fleet vehicles as well as for smaller operational equipment, such as mowers. To procure this fuel in a cost-effective and efficient manner, Calleguas has historically relied on the California Multiple Award Schedules (CMAS), a state-administered procurement program that competitively bids a wide range of materials and services for use by state and local government agencies.

Use of the CMAS program enables Calleguas to comply with the Public Contract Code and the District's Procurement Policy by ensuring access to competitively bid pricing without the need to conduct separate, resource intensive bidding processes for each procurement. This approach improves operational efficiency, ensures compliance with procurement regulations, and reduces administrative and purchasing costs.

Calleguas has successfully utilized the CMAS program for previous procurements, including fuel, vehicles, and computer equipment. Continued use of CMAS for fuel acquisition remains a cost-effective and compliant method for meeting the District's operational needs.

The price for gasoline purchased under this contract is tied to a standard rate which varies according to specified industry benchmarks. The price under the same contract in FY 2025-26 averaged \$3.94 per gallon for unleaded and \$3.89 per gallon for diesel.



RAUL AVILA, PRESIDENT  
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## BOARD MEMORANDUM

**Date:** July 1, 2026

**To:** Board of Directors

**From:** Dan Smith, Manager of Finance

**Subject:** Item 7.A - Public Hearing and Discussion Regarding Adoption of Proposed Resolution No. 2131, Establishing Rules, Rates, and Regulations for Water Service; Resolution No. 2132, Establishing Rates for Discharge to the Salinity Management Pipeline; and Resolution No. 2133, Adjusting Fees for Annexation to the District

---

**Objective:** Establish rates and fees to provide water and other services in a cost-effective manner by holding a public hearing to discuss the resolutions for the proposed rates and fees to be charged by the District effective January 1, 2027.

**Recommended Action:** Conduct the Public Hearing and adopt Resolution Nos. 2131, 2132, and 2133.

**Budget Impact:** The proposed water rate and other fee adjustments are reflected in the approved Fiscal Year (FY) 2026-27 budget.

**Discussion:** The proposed water rates, fees, and charges are developed based on the cost of service to provide water to the Calleguas service area. The water rates are based on the District's ability to generate sufficient funds to cover labor costs, purchases of water, treatment of water, and operations costs, as well as to provide funding for the District's ongoing Capital Improvement Program. The cost of purchasing imported water from Metropolitan Water District of Southern California (Metropolitan) and the cost to operate and maintain the complex Calleguas water system have increased. Staff has calculated there are insufficient funds available with the current rates to meet the above referenced objectives, so staff is recommending an increase to these rates to meet Calleguas's funding needs.

District staff has prepared the FY 2026-27 annual budget, which the Board approved at the June 17 Board Meeting, as part of the rate setting process. Staff worked diligently to keep costs down and is working to rebuild the reserves utilized during the 2021-22 drought. Staff is continuing to budget for

reduced water sales and has estimated water sales of 73,500 acre-feet (AF) in calendar year 2027, a 2.0% decrease from the 2026 estimates.

On April 14, 2026, Metropolitan adopted its water rates for calendar years 2027 and 2028. The adopted Metropolitan water rates for 2027 that directly affect Calleguas rates are a 7.1% decrease in the Tier 1 treated water rate, 23.9% increase in the Readiness to Serve charge, and 20.7% increase in the Capacity Charge. The decrease in the Metropolitan Tier 1 rate is due to a shift of \$10.4 million in charges (approximately \$142 per AF) from the variable rate to a new fixed charge for treated water, which Calleguas had been advocating for to more fairly allocate treated water costs across Metropolitan's member agencies. This Metropolitan fixed charge will be collected through an increase in the Calleguas O&M surcharge variable rate. The District has incorporated the Metropolitan increases into the Calleguas proposed rate structure.

The required public noticing has been conducted for the public hearing. Below is a brief description of the proposed changes to the water rates and fees. All proposed changes would become effective January 1, 2027.

### **Water Rates**

Variable Rates: The proposed 2027 rate for potable water is Tier 1 at \$2,118 per AF and reflects a 2.9% increase. The proposed rates include the 7.1% decrease in Metropolitan's Tier 1 treated water rate and the 31.7% increase to the Calleguas rate. The Calleguas variable rate includes an average 4.9% or \$26 per AF increase for operations as well as an increase of 26.8% or \$142 per AF to recover the cost of the new Metropolitan Treated Water Fixed Charge.

Capacity Charge (CC): The CC is based on the highest weekly flow rate for a purveyor between May 1 and September 30. Purveyors with substantial production capacity from local supplies have the ability to take less water during that high demand period, which allows for wholesale water treatment, storage, delivery, and emergency supply infrastructure to be built at smaller capacities and saves money. The proposed CC for 2027 is \$61,709 per peak week flow (in cubic feet per second [cfs]), representing an increase of 16.8%. The rate for the Metropolitan Capacity Charge increased by 20.7%, while the revenue owed to Metropolitan increased by 24.1% due to the increase in the 3-year peak day used to allocate the Metropolitan charge. The revenue requirement for Calleguas also increased by 13.4% due to the addition of the Calleguas-Las Virgenes Interconnection as an outage facility.

Readiness to Serve Charge (RTS): The RTS Charge is a direct pass through from Metropolitan, with no Calleguas component. An increase of 23.9% is proposed in 2027 based on the adopted Metropolitan RTS Charge.

Temporary Water Rate: The Temporary Water Rate is the rate charged to someone other than a purveyor, typically a contractor, and may only be used for short-term purposes. The Temporary Water Rate is set at two times the Tier 1 rate.

Overall: Considering all fixed and variable costs, as well as lower sales, the overall increase to the purveyors is expected to average 5.0%, with slight variations due to different purveyors' payments under the CC and RTS.

Wheeling Rate: During FY 2015-16, the District completed a Cost of Service study developing a rate to wheel water through the system, assuming capacity for the water is available. A rate of \$35.91 per AF was calculated for calendar year 2027 by determining the fair share of the construction costs of the pipelines and dividing by the 10-year average annual delivery of water through the pipelines. The current change represents a 5.9% increase in the rate. The increase in the rate is due to the addition of new assets to the District's distribution system and the decrease in water sales the District has experienced over the last few years resulting in a decline in the 10-year average in annual deliveries.

### **Salinity Management Pipeline (SMP) Rates**

The first SMP rates were effective on January 1, 2012 and were established at a rate that would make it cost effective for purveyors to build and operate groundwater desalters. Since 2012, the SMP rates have been tied to the Tier 1 rate of potable water. The rates for discharge in 2027 are proposed to increase 2.9%, consistent with the increase in the potable water rate. The rate for brine is proposed to be \$837.20 per AF and the rate for non-brine is proposed to be \$67.10 per AF. In accordance with Ordinance No. 19, Rules and Regulations for Use of the SMP, rates for SMP discharges outside the service area are 150% of the rates inside the service area.

### **Annexation Fees**

Each year Calleguas adjusts its per-acre fee using financial information from the preceding fiscal year. The fee is based on a back property tax due calculation based on the assessed valuation of property within the District and converted into a per acre charge. An Annexation Fee rate of \$4,603 per acre is proposed for 2027 and represents an increase of \$216 or 4.9%.

### **Attachments:**

Resolution Nos. 2131, 2132, 2133

RESOLUTION NO. 2131

A RESOLUTION PURSUANT TO ORDINANCE NO. 12  
ESTABLISHING RATES, RULES, AND REGULATIONS  
FOR WATER SERVICE TO AGENCIES WITHIN THE  
CALLEGUAS MUNICIPAL WATER DISTRICT

WHEREAS, the Board of Directors of Calleguas Municipal Water District (the "District") by Ordinance No. 12 established rates, rules, and regulations for water sold to its Purveyors; and

WHEREAS, Ordinance No. 12 provides for the Board of Directors to have the absolute and sole authority to implement new rates or pass through charges imposed on the District; and

WHEREAS, most recently, the Board of Directors of the District by Resolution No. 2109, adopted June 18, 2025, established rates for water sold to its Purveyors; and

WHEREAS, the Metropolitan Water District of Southern California ("Metropolitan") adopted new rates, rules and regulations for water service to its member agencies on April 14, 2026; and

WHEREAS, the Board of Directors of the District has determined that certain modifications to the District's rates, rules, and regulations for water service are necessary and desirable in accordance with the rate structure adopted by Metropolitan; and

WHEREAS, the Board of Directors of the District find that said modifications are for the purpose of meeting operating and construction expenses and are therefore exempt from requirements of the California Environmental Quality Act;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF CALLEGUAS MUNICIPAL WATER DISTRICT RESOLVES AS FOLLOWS:

SECTION 1. In accordance with Ordinance No. 12, the rates and charges set forth in the CALLEGUAS RATE SCHEDULE attached hereto as Exhibit A, and incorporated herein by reference are hereby approved and adopted as the Calleguas Municipal Water District Rate Schedule to be imposed as set forth therein.

SECTION 2. Resolution No. 2109, adopted June 18, 2025, is hereby rescinded effective at 12:01 a.m., January 1, 2027, at which time this Resolution No. 2131 shall become effective.

SECTION 3. All Purveyors serviced by the District shall be notified promptly of the water rates hereby established in accordance with the provisions of Ordinance No. 12.

ADOPTED, SIGNED AND APPROVED this 1<sup>st</sup> day of July, 2026.

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Raul Avila, President  
Board of Directors

I HEREBY CERTIFY that the foregoing Resolution was adopted at a meeting of the Board of Directors of Calleguas Municipal Water District held on July 1, 2026.

ATTEST:

---

Reddy Pakala, Secretary  
Board of Directors

(SEAL)

**Exhibit A to Resolution No. 2131**  
**Calleguas Municipal Water District Rate Schedule**

	<b>Effective January 1, 2027</b>
<b>Water Supply Rates</b>	
<b>Tier 1 Supply Rate (\$/AF)</b>	<b>\$ 2,118</b>
<b>Minimum Service Charge</b>	
<b>per month</b>	<b>\$ 150</b>
<b>Capacity Rate (Capacity Reservation Charge)</b>	
<b>per cu ft per second (cfs)</b>	<b>\$ 61,709</b>
<b>Temporary Water Rate</b>	
<b>per 100 cu ft</b>	<b>\$ 9.72</b>
<b>Water Wheeling Rate</b>	
<b>per AF</b>	<b>\$ 35.91</b>
<b>Readiness to Serve (Metropolitan Pass-through)</b>	
<b>Distributed to Member Agencies based on their 10 yr rolling fiscal year of average purchases</b>	<b>\$ 12,181,260</b>

RESOLUTION NO. 2132

A RESOLUTION PURSUANT TO ORDINANCE NO. 19  
ESTABLISHING RATES FOR DISCHARGE TO THE  
SALINITY MANAGEMENT PIPELINE

WHEREAS, the Board of Directors of Calleguas Municipal Water District (the "District") by Ordinance No. 19 established rules and regulations for use of the Salinity Management Pipeline (the "SMP"); and

WHEREAS, the District has constructed the Salinity Management Pipeline (the "SMP") for the purposes of facilitating the development of local water supplies to enhance water supply reliability; and

WHEREAS, most recently, the Board of Directors of the District by Resolution No. 2110, adopted June 18, 2025, established rates for discharging into the SMP; and

WHEREAS, the District is committed to operating and maintaining the SMP for its long-term water supply benefits to the District's purveyors; and

WHEREAS, the Board of Directors of the District has determined that establishment of the District's rates for discharge to and use of the SMP are necessary and desirable; and

WHEREAS, the Board of Directors of the District finds that said fees are for the purpose of meeting operating and construction expenses, and are therefore exempt from requirements of the California Environmental Quality Act.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF CALLEGUAS MUNICIPAL WATER DISTRICT RESOLVES AS FOLLOWS:

SECTION 1. In accordance with Ordinance No. 19, the rates and charges set forth in the CALLEGUAS SMP RATE SCHEDULE attached hereto as Exhibit A, and incorporated herein by reference are hereby approved and adopted as the Calleguas Municipal Water District SMP Rate Schedule to be imposed as set forth therein.

SECTION 2. Resolution No. 2110 adopted June 18, 2025, is hereby rescinded effective at 12:01 a.m., January 1, 2027, at which time this Resolution No. 2132 shall become effective.

SECTION 3. All Dischargers serviced by the District shall be notified promptly of the rates for use of the SMP hereby established in accordance with the provisions of Ordinance No. 19.

ADOPTED, SIGNED AND APPROVED this 1<sup>st</sup> day of July, 2026.

---

Raul Avila, President  
Board of Directors

I HEREBY CERTIFY that the foregoing Resolution was adopted at a meeting of the Board of Directors of Calleguas Municipal Water District held on July 1, 2026.

ATTEST:

---

Reddy Pakala, Secretary  
Board of Directors

(SEAL)

**Exhibit A to Resolution No. 2132**  
**Calleguas Salinity Management Pipeline Rate Schedule**

	Effective January 1, 2027
<b>Discharge Rates (Discharger inside the Service Area)</b>	
Brine Discharge Rate (\$/af)	\$ 837.20
Non-Brine Discharge Rate (\$/af)	\$ 67.10
<b>Discharge Rates (Discharger outside the Service Area)</b>	
Brine Discharge Rate (\$/af)	\$ 1,256.00
Non-Brine Discharge Rate (\$/af)	\$ 100.50
<b>O&amp;M, Repair</b>	
O&M Costs will be billed on a monthly basis after the first full year of service. Charges will be billed on the actual costs for O&M incurred at a particular discharge station.	
<b>Replacement Charge</b>	
0.33% of construction costs of the discharge station will be billed monthly. Charges will begin as soon as the meter is in service.	

RESOLUTION NO. 2133

A RESOLUTION ADJUSTING  
THE FEE FOR ANNEXATION TO THE DISTRICT

WHEREAS, Part 8, Chapter 6, Paragraph 2 of the Calleguas Administrative Code requires owners of land newly annexing to the District to pay the Annexation Fee and defines the calculation of the fee; and

WHEREAS, the District has recently recalculated the Annexation Fee as required by the Administrative Code;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF CALLEGUAS MUNICIPAL WATER DISTRICT RESOLVES AS FOLLOWS:

SECTION 1. Annexation fees for annexations recorded on or after January 1, 2027 shall be paid to the District in the amount of \$4,603 per acre.

SECTION 2. All District administrative expenses resulting from the processing of an annexation to the District, which includes staff time, fees to the Metropolitan Water District of Southern California, the Ventura Local Agency Formation Commission, the County of Ventura, and incidental costs, shall be borne by the applicant and adjusted annually to reflect District expenses and the fee schedules of interested agencies.

SECTION 3. Resolution No. 2111, adopted June 18, 2025, is hereby rescinded effective at 12:01 a.m., January 1, 2027, at which time this Resolution No. 2133 shall become effective.

SECTION 4. All applicants for annexations to the District presently in progress shall be promptly notified of the adjusted fee.

SECTION 5. In accordance with Administrative Code Section 8.6.6, the Per-Acre Annexation Fee shall be recalculated by the District and reviewed by the Board of Directors annually.

ADOPTED, SIGNED AND APPROVED this 1<sup>st</sup> day of July, 2026.

---

Raul Avila, President  
Board of Directors

I HEREBY CERTIFY that the foregoing Resolution was adopted at a meeting of the Board of Directors of Calleguas Municipal Water District held on July 1, 2026.

ATTEST:

---

Reddy Pakala, Secretary  
Board of Directors



RAUL AVILA, PRESIDENT  
DIVISION 1

REDDY PAKALA, SECRETARY  
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KRISTINE McCAFFREY  
GENERAL MANAGER

2100 OLSEN ROAD, THOUSAND OAKS, CA 91360 • (805) 526-9323 • CALLEGUAS.COM

**Date:** July 1, 2026

**To:** Board of Directors

**From:** Kristine McCaffrey, General Manager

**Subject:** Item 7.B – Discussion Regarding Southern California Regional Water Authority Joint Powers Authority

---

**Objective:** Provide regional leadership, increase partnerships and collaboration, diversify water portfolio, and accomplish the mission in a cost-effective manner by joining with other Southern California water agencies to investigate and implement projects to improve water supply reliability and resilience.

**Recommended Action:** Authorize the General Manager to execute the joint powers agreement to form and join the Southern California Regional Water Authority.

**Budget Impact:** Minimal. Forming and joining the Southern California Regional Water Authority (JPA) would result in minor administrative costs that would be shared among the partner agencies.

**Discussion:**

Water agencies in California are increasingly challenged to provide safe, affordable, and reliable water service to their customers due to a changing climate that is driving increasingly unpredictable hydrologic conditions, periods of more prolonged and intense drought, hotter and drier conditions, reduction and loss of snowpack, sea level rise, and more extreme wildfires. Given these formidable challenges, regional water management strategies and solutions are critical to provide multiple benefits and economies of scale that would otherwise be difficult for water agencies to achieve individually. The regional water management strategies and solutions may include, but not be limited to, joint planning efforts, emergency preparedness, water use efficiency and conservation, agency interconnections, water exchanges, groundwater storage

and banking, and local supply development through stormwater capture, water recycling, brackish groundwater desalting, and/or seawater desalination.

Chapter 5 of Division 7 of Title 1 of the California Government Code (Section 6500 et seq.) consists of the Joint Exercise of Power Act (Act), which authorizes two or more public agencies to form a joint powers authority by agreement to exercise any power common to the contracting parties. Through the JPA, the Act allows public agencies to combine resources, share risks, and carry out projects that would otherwise be difficult or inefficient for a single agency to undertake alone. The joint powers authority is generally a separate public entity independent of its member agencies; however, it is frequently administered by the member agencies through their representation on its governing board.

Calleguas, and several other public water agency partners, propose to form the Southern California Regional Water Authority, a JPA to enable collaboration on regional water management strategies and solutions that provide multiple benefits and economies of scale that would otherwise be difficult to achieve individually. The JPA is envisioned to provide a mechanism for the participants to jointly explore, plan, and/or implement a range of regional water management strategies and solutions with flexibility for individual agencies to opt in or out of any given endeavor in accordance with the proposed bylaws.

Las Virgenes Municipal Water District has already approved joining the JPA. Other agencies that have expressed interest in participating, subject to approval by their governing body, include Burbank Water and Power; Los Angeles County Waterworks District No. 29, Malibu; Los Angeles Department of Water and Power; Santa Clarita Valley Water Agency; Upper San Gabriel Valley Municipal Water District; and West Basin Municipal Water District. The agreement provides flexibility for additional participants to join later. The JPA agreement has been reviewed by District counsel.

The formation of the Southern California Regional Water Authority is an efficient and cost-effective means for the multi-agency cooperation required to address increasing challenges associated with providing safe, affordable, and reliable water service. The JPA will enable collaboration on regional water management strategies and solutions that provide multiple benefits and economies of scale that would otherwise be difficult to achieve individually.

If the Board elects to join the JPA, the Board will also need to designate a representative to serve on the governing board of the Authority. It is recommended that this designation be handled in conjunction with the committee restructuring to be discussed under Item 7.C.

**Attachment:**

- Joint Powers Agreement, Southern California Regional Water Authority

## JOINT POWERS AGREEMENT

### SOUTHERN CALIFORNIA REGIONAL WATER AUTHORITY

This JOINT POWERS AGREEMENT (as may be amended, restated or otherwise modified from time-to-time, this "Agreement") made in accordance with Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (commencing with Section 6500), as amended and supplemented from time-to-time (the "Act"), dated as of \_\_\_\_\_, is entered into by Calleguas Municipal Water District ("Calleguas"); the City of Burbank ("Burbank"); the City of Los Angeles ("Los Angeles"), acting by and through the Department of Water and Power; Crescenta Valley Water District ("CVWD"); Las Virgenes Municipal Water District ("LVMWD"); Los Angeles County Waterworks District No. 29, Malibu ("District No. 29"); Santa Clarita Valley Water Agency ("SCVWA"), Upper San Gabriel Valley Municipal Water District ("Upper Water"), and West Basin Municipal Water District (West Basin).

#### WITNESSETH:

WHEREAS, the Act provides that two or more public agencies by agreement may jointly exercise any power common to the contracting parties; that the agreement may provide for the creation of an entity which is separate from the parties to the agreement and responsible for the administration of the agreement; and, that the entity so created is also authorized to exercise the powers granted to it under the Act; and

WHEREAS, each of the parties to this Agreement is empowered by law to undertake projects for the use or benefit of public water and wastewater agencies, including, but not limited to, facilities for the production, storage, transmission, or treatment of water or wastewater, including facilities to remove hazardous substances, pollutants, or contaminants from that water; and

WHEREAS, the Authority can provide publicly owned utilities with the ability to use rate reduction bonds, which are a cost-effective financing tool that can allow local agencies and their publicly owned utilities to achieve favorable credit ratings for their public financing, thereby lowering the cost to ratepayers of financing or refinancing projects, and potentially achieve other benefits; and

WHEREAS, each of the parties to this Agreement face significant challenges to individually meet their objectives with respect to the region's water resources and the provision of safe, reliable, and affordable water service; and

WHEREAS, collaboration among the parties on regional water management strategies and solutions that will provide multiple benefits and economies of scale that would otherwise be difficult to achieve individually; and

WHEREAS, the regional water management strategies and solutions may include, but not be limited to, joint planning efforts, emergency preparedness, water use efficiency and conservation, agency interconnections, water exchanges, groundwater storage and banking, and local supply development through stormwater capture, recycling, brackish groundwater, and/or seawater desalination.

**NOW, THEREFORE**, the parties hereto agree as follows:

Section 1. Definitions.

The terms defined in this section and initially capitalized in the text shall for all purposes of this Agreement have the meanings herein specified. Unless the context otherwise indicates, words expressed in the singular shall include the plural and vice versa and the use of the neuter, masculine or feminine gender is for convenience only and shall be deemed to mean and include the neuter, masculine or feminine gender, as appropriate.

"Act" means Chapter 5 of Division 7 of Title 1 of the Government Code of the State, (commencing with Section 6500), and all laws amendatory thereof or supplemental thereto.

"Administering Agent" means the Member Agency appointed by the Board to provide, day-to-day support, for the operation of the Authority and any of its facilities, including but not limited to, providing meeting space for Authority business, furnishing staff to complete necessary day-to-day functions of the Authority, and overseeing and managing contracts on behalf of the Authority subject to the authority delegated by the Board and defined in the bylaws.

"Agreement" has the meaning assigned to such term in the preamble.

"Authority" means the Southern California Regional Water Authority created by this Agreement.

"Board" or "Board of Directors" means the governing body of the Authority.

"Director" means a member of the governing body of the Authority.

"Member Agency" means a party to this Agreement, except those that have withdrawn in accordance with Section 15 hereof.

"Project" means any Utility Project or any other project, including, but not limited to, a public capital improvement, for the use or benefit of public agencies providing water or wastewater service.

"Project Agreement" means any agreement with public or private entities to plan, develop, permit, acquire, construct, finance, replace, modify, operate, manage or maintain a Project, including, but not limited to, design-build (DB) agreements, design-build-operate (DBO) agreements, construction contracts, leases, water purchase or sale agreements, or any other agreements necessary or convenient to accomplish a Project.

"Special Purpose Entity" means a limited liability company, including a limited liability company formed for the purposes of Section 6588.7(j) of the Act, a public benefit corporation or other special purpose entity.

"State" means the State of California.

"Utility Project" has the same meaning as defined in the Act, as may be amended, which means

the acquisition, construction, installation, retrofitting, rebuilding, or other addition to, or improvement of, any equipment, device, structure, improvement, process, facility, technology, rights or property, located either within, or outside of, the State of California, and that is used, or to be used, in connection with the existing or future operations of a publicly owned utility furnishing water or wastewater service for any of the following purposes:

- 1) Conservation of reclamation purposes.
- 2) In response to a mandate.
- 3) For any other utility purpose designated a "utility project" by the Authority.

Capitalized terms not otherwise defined herein shall have the meanings as set forth or as used in the Act.

## Section 2. Purpose.

The Authority is established to provide a mechanism for the parties to jointly explore, plan and/or implement a range of regional water strategies and solutions with flexibility for individual parties to opt in or out of any given endeavor in accordance with proposed bylaws. This Agreement is made pursuant to the provisions of the Act relating to the joint exercise of powers common to public agencies. Each of the Member Agencies possesses the common power referred to in the recitals hereof. This Agreement is entered into in order to exercise such common power, and the powers granted to the Authority under the Act, for the purpose of financing or refinancing one or more Projects, including the development, acquisition, construction, reconstruction, improvement, enlargement, betterment, replacement, operation or maintenance of one or more Projects and the entering into Project Agreements and other agreements and documents in connection therewith. Such purpose will be accomplished and the powers exercised in the manner herein set forth.

## Section 3. Term.

This Agreement shall become effective upon execution of the initial Member Agencies and shall continue in full force and effect, until rescinded or terminated by a supplemental agreement of the Member Agencies; provided, however, that in no event shall this Agreement be terminated until such time as all bonds and refunding bonds of the Authority herein provided for, and the interest thereon, shall have been paid in full or defeased in accordance with the documents related to their issuance.

## Section 4. Authority.

### (A) Creation of Authority.

There is hereby created pursuant to the Act a public entity to be known as the "Southern California Regional Water Authority." As authorized by the Act, the Authority shall be a public entity separate from the Member Agencies and shall be responsible for the administration of this Agreement. Bonds or notes issued by the Authority and contracts or obligations which are entered into by the Authority to carry out the purposes for which such bonds or notes are issued and which are payable in whole or in part from the proceeds of said bonds or notes, shall not constitute a debt, liability or obligation of any Member. Pursuant to

Section 6508.1 of the Act, no debt, liability or obligation of the Authority shall be a debt, liability or obligation of any Member Agency except as provided by Section 895.2 of the Government Code of the State of California in the case of injury caused by a negligent or wrongful act or omission occurring in the performance of this Agreement. No Member Agency shall be legally entitled to or shall otherwise have access to the Authority's resources. No Member Agency shall be legally obligated, or shall otherwise assume the obligation, to finance the deficits of, or provide financial support to, the Authority.

Within 30 days after the effective date of this Agreement, or any amendment hereto, the Authority will cause a notice to be prepared and filed with the office of the Secretary of State in the manner set forth in Section 6503.5 of the Act. The Authority shall also file a copy of this Agreement, and any amendments hereto, with the State Controller in accordance with Section 6503.6 of the Act.

Within 70 days after the effective date hereof, and within 10 days after any change of facts required to be stated pursuant to Government Code Section 53051(b), the Authority shall cause a notice to be prepared and filed with the office of the Secretary of State, and with the County Clerk of each county in which the Authority maintains an office, in the manner set forth in Government Code Section 53051.

(B) Governing Board.

The Authority shall be administered by a Board comprised of representatives selected and designated by the governing bodies of the Member Agencies with one Director representing each Member Agency. The Board may change the composition of the Board in connection with the admission of a new Member Agency pursuant to Section 15 hereof by an amendment to the bylaws, provided, however, that the number of Directors for each Member Agency shall be equal.

Each Director shall serve in his or her individual capacity as a member of the Board. The Board shall have the general management of the affairs, property and business of the Authority and may adopt and modify from time-to-time rules and regulations for that purpose as it may deem proper.

No Director shall receive any compensation for serving as such from the JPA, but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a Director if the Board determines that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

No individual Member Agency shall have the ability to modify or approve the budget of the Authority; modify or approve rate or fee changes affecting revenues; veto, overrule or modify the decisions of the Board; or appoint the Administering Agent of the Authority.

(C) Meetings of the Board.

(1) Regular Meetings. The Board shall provide for its regular meetings; provided, however, it shall hold at least one regular meeting each year. The date, hour and place

of the holding of the regular meetings shall be fixed by resolution of the Board.

(2) Special Meetings. Special meetings of the Board may be called in accordance with the provisions of Section 54956 of the Government Code of the State of California or any successor provision thereto.

(3) Brown Act. All meetings of the Board shall be called, noticed, held and conducted subject to the provisions of the Ralph M. Brown Act (Chapter 9 of Part 1 of Division 2 of Title 5 of the Government Code of the State (Sections 54950-54963)) or any successor legislation.

(4) Minutes. The Secretary of the Authority shall cause minutes of all meetings of the Board, both regular and special, to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each Director and to each of the Member Agencies.

(5) Quorum. A simple majority (greater than 50%) of total Directors constitutes a quorum for the transaction of business, except that less than a quorum may adjourn a meeting. The Board may change the quorum requirement in connection with the admission of a new Member Agency pursuant to Section 15 hereof by an amendment to the bylaws.

(6) Voting. Unless otherwise required by the Agreement, applicable law, or otherwise, the affirmative vote of a majority of Directors shall be required to take any action hereunder, including but not limited to, appointment an Administering Agent, adopting bylaws rules and regulations, appointing officers, approving or modifying budgets, setting rates or charges or issuing bonded debt. The financing or refinancing of each Project shall be required to be approved by the Board only once, provided such approval includes parameters or provision for the issuance of debt, the setting of rates and charges for the sale or delivery of any output from and such other matters as the Board shall determine to be relevant to financing the design, acquisition, construction, development, equipping, improvement, or operation of such Project. After such approval of financing or refinancing of a Project, any budget for such financing or refinancing that is consistent with such initial approval shall not be subject to further Board approval.

(7) Administering Agent. The Board shall appoint a Member Agency to be the Administering Agent of the Authority. The Administering Agent shall provide day-to-day support for the operation of the Authority and any of its facilities, including but not limited to, providing meeting space for Authority business, furnishing staff to complete the necessary day-to-day functions of the Authority, and overseeing and managing contracts on behalf of the Authority subject to the authority delegated by the Board and defined in the bylaws. The Administering Agent shall be responsible to schedule meetings of the Authority, maintain minutes of such meetings, and maintain all official records of the Authority. The Administering Agent shall also be responsible to propose, manage, and report on the budget of the Authority.

(8) Bylaws. The Board may adopt such bylaws, rules and regulations as are necessary for the purposes hereof and may make amendments thereof.

(D) Officers; Duties; Bonds.

(1) The Board shall appoint a treasurer (the "Treasurer") and an auditor (the "Auditor") of the Authority pursuant to Section 6505.6 of the Act. The Board may appoint an attorney (the "Attorney") for the Authority. All contracts shall be signed on behalf of the Authority as provided by resolution of the Board.

(2) Subject to the applicable provisions of any trust agreement, indenture or resolution providing for a trustee or other fiscal agent or establishing any Special Purpose Entity, the Treasurer is designated as the depository of the Authority to have custody of all the money of the Authority, from whatever source, and, as such, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act. The Treasurer is designated as the public officer or person who has charge of, handles, or has access to any property of the Authority, and such officer shall, in accordance with Section 6505.1 of the Act, file an official bond in an amount determined by the Board. The Treasurer shall serve at the pleasure of the Board and may be replaced by an independent certified public accountant, the chief financial officer of any Member Agency or any person pursuant to Section 6505.6 of the Act.

(3) The Auditor shall have the powers, duties and responsibilities specified in Sections 6505 and 6505.5 of the Act. The Auditor shall serve at the pleasure of the Board.

(4) The Attorney, or the designated deputy for such Attorney, shall attend all meetings of the Board, but the Attorney's absence shall not affect the validity of any meeting. The Attorney for the Authority shall serve at the pleasure of the Board.

(5) All charges to be made against the Authority for the services of the Auditor, Treasurer and Attorney of the Authority shall be approved by the Board.

(6) The Board shall have the power to appoint such other officers and employees as it may deem necessary and to retain independent counsel, consultants and accountants.

(7) All of the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, relief, disability, worker's compensation and other benefits which apply to the activities of officers, agents or employees of the Member Agencies when performing their respective functions shall apply to them to the same degree and extent while engaged in the performance of any of the functions and other duties of the Authority as contemplated in this Agreement.

(8) None of the officers, agents or employees directly employed by the Authority shall be deemed, by reason of their employment by the Authority, to be employed by a Member Agency or, by reason of their employment by the Authority, to be subject to any of the requirements of any Member Agency.

(9) No member, officer or employee of the Authority or any Member Agency shall be individually or personally liable for any claims, losses, damages, costs, injury and liability of any kind, nature and description arising from the actions of the Authority or the actions undertaken pursuant to this Agreement, and the Authority shall defend such members, officers or employees of the Authority against any such claims, losses, damages, costs, injury and liability.

Section 5. Powers.

The Authority shall have the power common to each of the Member Agencies with respect to planning, designing, constructing, financing or refinancing of any Project. The Authority is hereby authorized to do all acts necessary or convenient for the exercise of their common power.

Such powers shall be exercised in the manner provided in the Act, and, except as expressly set forth herein, subject only to such restrictions upon the manner of exercising such powers as are imposed upon the Member Agencies in the exercise of similar powers.

The Authority shall also have any additional powers conferred under the Act or under any other applicable law, insofar as such additional powers may be necessary to accomplish the purpose set forth in Section 2 hereof, including, but not limited to, any or all of the following:

(a) enter into any agreement or contract, including, but not limited to, Project Agreements and servicing agreements, execute any instrument, and perform any act or thing necessary, convenient, or desirable to carry out any power authorized by this Agreement;

(b) employ agents and employees;

(c) acquire, construct, manage, maintain or operate any building, works or improvements;

(d) acquire by condemnation or contract, hold or dispose of property;

(e) lease any Project or any part thereof;

(f) issue bonds, and incur debts, liabilities or obligations which do not constitute a debt, liability or obligation of the Member Agencies; provided, however, that the Authority's financing activities are limited to financing or refinancing Projects and projects for the use or benefit of public agencies providing water or wastewater. The Authority may issue bonds pursuant to the Act and any other applicable laws of the State and issue refunding bonds pursuant to any applicable laws of the State to finance and refinance any Project or any part thereof. The Authority bonds shall be secured in such manner as the Authority shall determine and the Authority shall determine any other terms and conditions on any sale of bonds contemplated herein as it deems to be necessary, appropriate and in the public interest, in furtherance of the Act;

(g) adopt and amend bylaws for the regulation of its affairs and the conduct of its business;

(h) sue and be sued in its own name;

(i) engage the services of private consultants, including outside legal counsel, to render professional and technical assistance and advice in carrying out the purposes of this Agreement;

(j) as provided by applicable law, employ and compensate bond counsel, financial consultants, and other advisers determined necessary by the Authority in connection with the issuance and sale of any bonds;

(k) contract for engineering, architectural, accounting or other services determined

necessary by the Authority for the successful development of a Project;

(l) pay the reasonable costs of consulting engineers, architects, accountants and construction, land-use, recreation and environmental experts employed by any participant if the Authority determines those services are necessary for the successful development of Projects;

(m) lease the Projects being financed to a Member Agency or any other local agency, upon terms and conditions that the Authority deems proper; charge and collect rents therefor; terminate any lease upon the failure of the lessee to comply with any of the obligations of the lease; include in any lease provisions that the lessee shall have options to renew the lease for a period or periods, and at rents as determined by the Authority; purchase or sell by an installment agreement or otherwise any or all of the Projects; or, upon payment of all the indebtedness incurred by the Authority for the financing or refinancing of the Projects, the Authority may convey any or all of the Project to the lessee or lessees;

(n) sell the output from any Projects being financed to a Member Agency or any other local agency, upon terms and conditions that the Authority deems proper; charge and collect rates and charges therefor; terminate any sale agreement upon the failure of the Member Agency or local agency to comply with any of the obligations of the sale agreement; include in any provisions that the Member Agency or local agency shall have options to renew the sale agreement for a period or periods, and at rates and charges as determined by the Authority;

(o) take title to, lease, purchase or sell by installment sale or otherwise, lands, structures, real or personal property, rights, rights-of-way, franchises, easements and other interests in lands that are located within the State that the Authority determines are necessary or convenient for the financing or refinancing of Projects, or any portion thereof;

(p) receive and accept from any source, loans, contributions or grants, in money, property, labor or other things of value, for, or in aid of, the construction financing, or refinancing, of a Project, or any portion thereof or for the financing of working capital, or for the payment of the principal of and interest on bonds if the proceeds of those bonds are used for one or more of the purposes specified in this section;

(q) mortgage all or any portion of its interest in Projects and the property on which any Project is located, whether owned or thereafter acquired, including the granting of a security interest in any property, tangible or intangible;

(r) issue, obtain or aid in obtaining, from any department or agency of the United States or of the state, or any private company, any insurance or guarantee to, or for, the payment or repayment of interest or principal, or both, or any part thereof, on any loan, lease or obligation or any instrument evidencing or securing the same, made or entered into pursuant to this Agreement;

(s) invest any moneys held in reserve or sinking funds, or any moneys not required for immediate use or disbursement, in obligations that are authorized by law for the investment of trust funds;

(t) delegate to any of its individual parties or other responsible individuals the power to act on its behalf subject to its general direction, guidelines and oversight;

(u) adopt resolutions, including, but not limited to, financing resolutions in connection with the issuance of rate reduction bonds, or authorize a single member limited liability company

to adopt a financing resolution;

(v) make such filings, applications and submissions to governmental entities and regulatory bodies as may be necessary to comply with law and this Agreement, including, but not limited to, filings with the California Pollution Control Financing Authority in connection with the issuance of rate reduction bonds and filings with the California Debt and Investment Advisory Commission;

(w) form limited liability companies, public benefit corporations or other special purpose entities as many be necessary for the purpose of financing or refinancing one or more Projects, including, but not limited to, the planning, development, acquisition, construction, equipping, reconstruction, reequipping, refurbishing, operation, maintenance and management thereof, including, but not limited to, the formation of a single member limited liability company for the purpose of financing or refinancing a Utility Project pursuant to the Act, and provide that any such limited liability company, public benefit corporation or other special purpose entity may exercise any powers of the Authority, specified in this Agreement or conferred under the Act or under any other applicable law, as such powers may be set forth in the formation documents of such limited liability company, public benefit corporation or other special purpose entity;

(x) perform environmental review, engineering and design for, and, if appropriate, to permit, construct or develop Projects or other facilities consistent with the purposes of the Authority;

(y) obtain and hold rights, permits and other authorizations for or pertaining to Projects or other facilities either by the Authority alone or in cooperation with any other Local Agency or other non- member entities;

(z) perform all acts necessary or proper to carry out fully the purposes of this Agreement; and

(aa) exercise any other power permitted by the Act.

#### Section 6. Projects Undertaken by Special Purpose Entities.

To the extent permitted by law, all Projects shall be undertaken by Special Purpose Entities formed by the Authority unless otherwise approved by the Board. The liabilities and obligations associated with such Project shall be solely the liabilities and obligations of the applicable Special Purpose Entity that undertakes such Project and shall not be shared in any way with a different Special Purpose Entity unless otherwise approved by the Board.

#### Section 7. Fiscal Year.

Unless and until changed by resolution of the Board, the fiscal year of the Authority shall be the period from July 1 of each year through the following June 30.

#### Section 8. Disposition of Assets.

After completion of the Authority's purposes, any surplus money on deposit in any fund or account of the Authority shall be returned in proportion to the contributions made as required

by Section 6512 of the Act. The Board is vested with all powers of the Authority for the purpose of concluding and dissolving the business affairs of the Authority. Upon termination of this Agreement, all property of the Authority, both real and personal, shall be divided among the parties hereto in such manner as shall be agreed upon by the Member Agencies.

Section 9. Contributions and Advances.

Contributions or advances of public funds and of personnel, equipment or property may be made to the Authority by a Member Agency for any of the purposes of this Agreement. Payment of public funds may be made to defray the cost of any such contribution. Any such advance shall be made subject to repayment, and shall be repaid, in the manner agreed upon by the Member Agency and the Authority at the time of making such advance. It is mutually understood and agreed that no Member Agency has any obligation to make advances or contributions to the Authority to provide for the costs and expenses of administration of the Authority, even though any Member Agency may do so. A Member Agency may allow the use of personnel, equipment or property in lieu of other contributions or advances to the Authority. After termination of this Agreement pursuant to Section 3, any surplus money in possession of the Authority shall be returned to the Member Agencies in proportion to the unreimbursed contributions each has made.

Section 10. Agreement not Exclusive.

This Agreement shall not be exclusive and shall not be deemed to amend or alter the terms of other agreements between the Member Agencies.

Section 11. Accounts.

There shall be strict accountability of all Authority funds and report of all receipts and disbursements. To the extent not covered by the duties assigned to a trustee chosen by the Authority, the Treasurer of the Authority shall establish and maintain such funds and accounts as may be required by good accounting practice, including appropriate internal controls. The books and records of the Authority shall be open to inspection at all reasonable times by the Member Agencies and their representatives. The Treasurer and Controller of the Authority are hereby authorized and directed to prepare or cause to be prepared and filed: (a) an annual audit as required pursuant to Section 6505 of the Act every year during the term of this Agreement; and (b) a report in writing as required pursuant to Section 6505.5 of the Act, as of the first day of July, October, January and April of each fiscal year to the Board and each Member Agency, which report shall describe the amount of Authority money held by the Treasurer and Controller, the amount of receipts since the last such report, and the amount paid out since the last such report (which may exclude amounts held by a trustee of other fiduciary in connection with any revenue bonds or refunding revenue bonds herein provided for to the extent that such trustee or other fiduciary provides regular reports covering such amounts).

Section 12. Contract with Certified Public Accountant.

The Controller of the Authority shall either make or contract with a certified public accountant to make an annual audit of the accounts and records of the Authority, as required by

Section 6505 of the Act. The minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Government Code Section 26909 and shall conform to generally accepted auditing standards. When such an audit of accounts and records is made by a certified public accountant, a report thereof shall be filed with each Member Agency and also with the county auditor of the county where the home office of the Authority is located and shall be sent to any public agency or person in California that submits a written request to the Authority. Such report shall be filed within twelve (12) months of the end of the fiscal year under examination. Any costs of the audit, including contracts with, or employment of, certified public accountants in making an audit pursuant to this section, shall be borne by the Authority and shall be a charge against any unencumbered funds of the Authority available for that purpose. The Authority may, by unanimous consent of the Board, replace the annual audit with a special audit covering a two-year period.

Section 13. Conflict of Interest Code.

The Authority by resolution shall adopt a Conflict of Interest Code as required by Article 4 of Chapter 1 of Division 4 of Title 1 of the Government Code of the State of California, unless otherwise exempt.

Section 14. Breach.

If default shall be made by a Member Agency in any covenant contained in this Agreement, such default shall not excuse said Member Agency from fulfilling its obligations under this Agreement or any documents related to the financing or refinancing of any Project and said Member Agency shall continue to be liable for the payment of contributions, if any, and the performance of all conditions herein contained. The Member Agencies hereby declare that this Agreement is entered into for the benefit of the Authority created hereby, and the Member Agencies hereby grant to the Authority the right to enforce by whatever lawful means the Authority deems appropriate all of the obligations of each of the Member Agencies. Each and all of the remedies given to the Authority hereunder or by any law now or hereafter enacted are cumulative and the exercise of one right or remedy shall not impair the right of the Authority to any or all other remedies.

Section 15. Withdrawal and Addition of Member Agencies.

A Member Agency may withdraw from this Agreement upon written notice to the Authority; provided, however, that (i) no Member Agency participating in a bond issuance by the Authority may withdraw while those bonds of the Authority remain outstanding, and (ii) no such withdrawal shall result in dissolution of the Authority. Any such withdrawal shall be effective only upon receipt of the notice of withdrawal by the Authority, which shall acknowledge receipt of such notice of withdrawal in writing and shall file such notice as an amendment to this Agreement effective upon filing notice with the office of the Secretary of State in accordance with the Act.

Any Local Agency authorized by State law or its charter to, or that may pursuant to State law or its charter, undertake a Project may become a Member Agency upon meeting the following conditions: The Local Agency shall file with the Board of Directors a certified copy of a

resolution of its governing body whereby the Local Agency (i) agrees to the provisions of this Agreement and (ii) requests to become a Member Agency. No Local Agency shall become a Member Agency until (i) its admission is approved at a regular or special meeting of the Board of Directors by unanimous vote and (ii) such Local Agency deposits or agrees to deposit with the Authority an amount equal to such share of the costs and expenses incurred by the Authority prior to the date of admission of such Local Agency as a Member Agency, as shall be determined by the Board of Directors. Upon satisfaction of such conditions, the Authority shall file such executed amendment or amendment and restatement, effective upon filing with the office of the Secretary of State in accordance with the Act.

Section 16. Severability.

Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.

Section 17. Successors; Assignment.

This Agreement shall be binding upon and shall inure to the benefit of the successors of the Member Agencies. Except to the extent expressly provided herein, no Member Agency may assign any right or obligation hereunder without the consent of the other Member Agencies. Any attempt to assign or delegate such rights or duties in contravention of this Agreement shall be null and void.

Section 18. Amendment of Agreement.

This Agreement may be amended, and the Authority may be terminated or its powers may be changed, restricted or eliminated by supplemental agreement executed by the Member Agencies at any time; provided, that such supplemental agreement shall be subject to any restrictions contained in any bonds or refunding bonds of the Authority or documents related to any bonds or refunding bonds of the Authority to which the Authority is a party.

Section 19. Form of Approvals.

Whenever an approval is required in this Agreement, unless the context specifies otherwise, it shall be given, in the case of a Member Agency, by resolution or motion duly adopted by the legislative body of the Member Agency, and, in the case of the Authority, by resolution or motion duly adopted by the Board. Whenever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

Section 20. Section Headings.

References to Sections shall be to Sections herein. All section headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

Section 21. Counterparts and Signatures.

This Agreement may be executed in one or more counterparts, and by the parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement. The parties hereto further agree that electronic or facsimile signatures or signatures scanned into .pdf and sent by e-mail shall be deemed original signatures.

Section 22. State Governing Law.

This Agreement should be construed in accordance with and governed by the laws of the State of California.

Section 23. Indemnification.

(A) Subject to provisions of subsection C, any Member Agency that has the sole and exclusive use and benefit of a Project (an "Indemnifying Party") shall indemnify, defend, and hold harmless each other Member Agency including its elected and appointed officers, employees, and agents, from and against any and all liability, including but not limited to damages, losses, demands, claims, actions, fees, costs, and expenses (including attorney and expert witness fees), arising from or connected with the acts of such Indemnifying Party with respect to such Project.

(B) Subject to provisions of subsection C, any Member Agencies that share the use and benefit of a Project ("Indemnifying Parties") shall indemnify, defend, and hold harmless each other Member Agency, including its elected and appointed officers, employees, and agents, from and against any and all liability, including but not limited to damages, losses, demands, claims, actions, fees, costs, and expenses (including attorney and expert witness fees), arising from or connected with the acts of such Indemnifying Parties with respect to such Project.

(C) Each of the parties to this Agreement is a public entity. In contemplation of the provisions of Section 895.2 of the Government Code of the State of California imposing certain tort liability jointly upon public entities, solely by reason of such entities being parties to an agreement as defined by Section 895 of said Code, the parties hereto, as between themselves, pursuant to the authorization contained in Section 895.4 and 895.6 of said Code, will each assume the full liability imposed upon it or upon any of its officers, agents, or employees by law, for injury, loss, cost, or damage caused by a negligent or wrongful act or omission of its officers, agents, or employees by law, occurring in the performance of this Agreement, to the same extent that such liability would be imposed in the absence of Section 895.2 of said Code. To achieve the above-stated purpose, each party indemnifies and holds harmless the other parties solely by virtue of said Section 895.2. The provision of Section 2778 of the California Civil Code is made a part hereto as if fully set forth herein. Each Member Agency certifies that it has adequate funds, including through applicable insurance, a risk pool, or self-insured retention to meet any obligation arising from this Agreement.

(1) Pursuant to Government Code Section 895.4 and 895.6, the parties shall each assume the full liability and/or pro rata fault imposed upon it, or any of its officers,



IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

**CALLEGUAS MUNICIPAL WATER DISTRICT**

By: \_\_\_\_\_  
Kristine McCaffrey, General Manager

Date: \_\_\_\_\_

**CITY OF BURBANK**

By: \_\_\_\_\_  
Mandip Samra, General Manager,  
Burbank Water and Power

Date: \_\_\_\_\_

**CRESCENTA VALLEY WATER DISTRICT**

By: \_\_\_\_\_  
James Lee, General Manager

Date: \_\_\_\_\_

**DEPARTMENT OF WATER AND POWER  
OF THE CITY OF LOS ANGELES BY  
BOARD OF WATER AND POWER COMMISSIONERS**

By signing below, the signatories for the Department of Water and Power attest that they have no personal, financial, beneficial, or familial interest in this contract.

By: \_\_\_\_\_  
David W. Hanson, Interim General Manager

Date: \_\_\_\_\_

**LAS VIRGENES MUNICIPAL WATER DISTRICT**

By: David W. Pedersen  
David W. Pedersen, General Manager

Date: 06/17/26

**LOS ANGELES COUNTY WATERWORKS DISTRICT  
NO. 29, MALIBU**

By: \_\_\_\_\_  
Carolina Hernandez, Assistant Deputy Director

Date: \_\_\_\_\_

**SANTA CLARITA VALLEY WATER AGENCY**

By: \_\_\_\_\_  
Matt Stone, General Manager

Date: \_\_\_\_\_

**UPPER SAN GABRIEL VALLEY MUNICIPAL  
WATER DISTRICT**

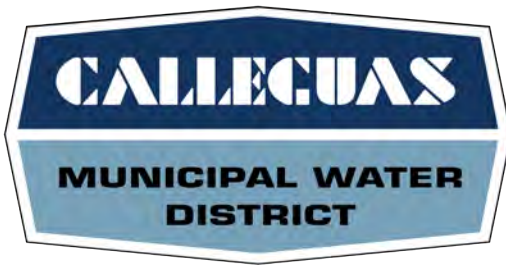
By: \_\_\_\_\_  
Tom Love, General Manager

Date: \_\_\_\_\_

**WEST BASIN MUNICIPAL WATER DISTRICT**

By: \_\_\_\_\_  
Edward J. Caldwell, General Manager

Date: \_\_\_\_\_



RAUL AVILA, PRESIDENT  
DIVISION 1

REDDY PAKALA, SECRETARY  
DIVISION 3

SCOTT H. QUADY, DIRECTOR  
DIVISION 2

THIBAUT ROBERT, VICE PRESIDENT  
DIVISION 4

JACQUELYN McMILLAN, TREASURER  
DIVISION 5

KRISTINE McCAFFREY  
GENERAL MANAGER

2100 OLSEN ROAD, THOUSAND OAKS, CA 91360 • (805) 526-9323 • CALLEGUAS.COM

## BOARD MEMORANDUM

**Date:** July 1, 2026

**To:** Board of Directors

**From:** Kristine McCaffrey, General Manager

**Subject:** Item 7.C – Discussion Regarding Board Committees and Collateral Assignments (Including Potentially Designating a Representative to the Governing Board for the Southern California Regional Water Authority Joint Powers Authority)

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**Objective:** Simplify and streamline Board committee structure and select Board members to serve on Board committees.

**Recommended Actions:**

- Approve modifications to the committee structure.
- Select Board members to serve on Board committees.
- If the Board approves joining the Southern California Regional Water Authority Joint Powers Authority, designate a representative to the Governing Board.

**Budget Impact:** None

**Discussion:**

Board Committees

The Board previously directed staff to explore potential opportunities to simplify and streamline the committee structure. An initial discussion was held at the April 29, 2026 Board meeting. A proposed revised approach, with detailed proposed changes to committee titles and purpose descriptions, was presented at the June 3, 2026 Board meeting, at which time the Board directed staff to agendize the proposed modifications at an upcoming Board meeting.

The proposed new structure reduces the standing committees from the existing six to the following four:

- Engineering, Operations, and Technology (renamed and expanded scope)

- Finance (expanded scope)
- Public Engagement, Communication, and Legislative Affairs (no change)
- Development of Water Supply, Storage, and Partnerships (renamed)

The functions of the Sponsorship Committee would be incorporated into the Finance Committee, along with the Organization responsibilities of the Operations and Organization Committee associated with new or modified positions. Larger organizational changes, if necessary, could be handled under an ad hoc committee. The Operations responsibilities of the Operations and Organization Committee would be folded into the Engineering and Construction Committee, which would be renamed Engineering, Operations, and Technology to better reflect its expanded scope. The Ad Hoc Employee Housing Committee would be unchanged.

If the Board approves the committee structure modifications, they need to select a Chair, Member, and Alternate for each Committee, except the Employee Housing Ad Hoc Committee.

#### Southern California Regional Water Authority Joint Powers Authority

If the Board chooses to approve joining the Southern California Regional Water Authority Joint Powers Authority (JPA) under Item X, then it needs to designate a representative on the Governing Board of the JPA.

#### **Attachments:**

- Table showing Board officer, Board committee, and collateral assignment for each Board member as of June 18, 2026
- Descriptions of Board Assignments, incorporating proposed changes to committee titles and purpose descriptions

## Calleguas MWD Board Positions and Assignments as of June 16, 2026

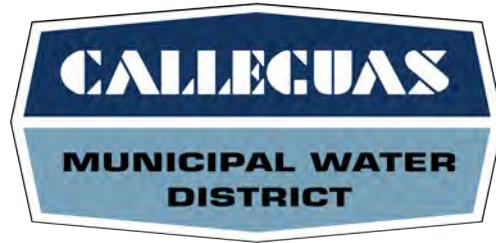
	Avila	McMillan	Quady	Robert	Pakala
<b>CALLEGUAS BOARD OFFICERS &amp; COMMITTEE MEMBERS (changes in odd numbered years or upon Board action)</b>					
<b>Officers</b>					
President	✓				
Vice President				✓	
Treasurer		✓			
Secretary					✓
<b>Engineering &amp; Construction Committee</b>					
Chair				✓	
Member					✓
Alternate			✓		
<b>Finance Committee</b>					
Chair (Treasurer)		✓			
Member			✓		
Alternate					✓
<b>Operations &amp; Organization Committee</b>					
Chair			✓		
Member	✓				
Alternate					✓
<b>Public Engagement, Communication, &amp; Legislative Affairs</b>					
Chair		✓			
Member	✓				
Alternate			✓		
<b>Water Supply, Storage, and Partnership Development</b>					
Chair					✓
Member			✓		
Alternate	✓				
<b>Sponsorship</b>					
Chair				✓	
Member		✓			
Alternate	✓				
<b>Employee Housing Ad Hoc Committee</b>					
Chair				✓	
Member	✓				
Alternate					✓

**Calleguas MWD Board Positions and Assignments as of June 16, 2026**

	Avila	McMillan	Quady	Robert	Pakala
<b>ACWA BOARD OFFICERS &amp; COMMITTEE MEMBERS (changes in even numbered years)</b>					
<b>ACWA Agriculture</b>					
Member		✓			
<b>ACWA Energy</b>					
Member			✓		
<b>ACWA Water Quality</b>					
Member			✓		
<b>ACWA Local Government</b>					
Chair	✓				
<b>ACWA Region 8</b>					
Vice-Chair (representing Calleguas)			✓		
Board Member (representing MWD)		✓			
<b>ACWA Task Force on Projects of Statewide Significance</b>					
Alternate Board Member			✓		
<b>ACWA Joint Powers Insurance Authority (changes in fall of odd numbered years)</b>					
Voting Member			✓		
Alternate Voting Member	✓				
<b>POSITIONS AT OTHER ORGANIZATIONS THAT MUST BE FILLED</b>					
<b>Association of Water Agencies of Ventura County</b>					
Board Member				✓	
Alternate Board Member					✓
<b>Calleguas-LV Public Financing Authority (changes at annual PFA Board mtg in odd numbered years)</b>					
Vice-Chair				✓	
Treasurer		✓			
<b>Ventura County Regional Energy Alliance</b>					
Board Member					✓
Alternate Board Member			✓		
<b>Ventura County Special Districts Association</b>					
Voting Member		✓			
Alternate Voting Member				✓	

**Calleguas MWD Board Positions and Assignments as of June 16, 2026**

	Avila	McMillan	Quady	Robert	Pakala
<b>METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (changes in odd numbered years or upon Board action)</b>					
Board Member					✓
<b>OPTIONAL POSITIONS AT OTHER ORGANIZATIONS THAT ARE CURRENTLY FILLED</b>					
<b>Fox Canyon Groundwater Management Agency (changes in Jan. of odd numbered years)</b>					
Water Districts Alternate Rep.					✓
<b>LAFCo Commissioner (January 1, 2023 - December 31, 2026)</b>					
Regular Member	✓				
					5/1/2026



## Descriptions of Board Assignments

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## CALLEGUAS COMMITTEES

### Engineering, Operations, and Technology Committee

Purpose: Review certain engineering, operations, and technology related matters and make recommendations to the Calleguas Board on action items. These may include elements of the capital improvement plan (including project scopes and alternatives, priorities, and schedules), system operations (including studies, emergency planning, treatment facilities, and regulatory compliance), new technology (including evaluation of emerging technologies, modernization initiatives, and cybersecurity considerations), and similar matters.

Position(s): Committee Chair, Committee Member, and Alternate(s): Positions are appointed to the committee by the Board (per the Administrative Code). Members attend approximately 2 to 4 meetings per year held at a time convenient to the committee members. Typically, there is minimal advance reading material to review before the meetings.

### Finance Committee

Purpose: Review certain financial matters and make recommendations to the Calleguas Board on action items. These may include budgets, debt management, planning documents, audits, investment policy, reserve policy, funding of retirement liability, rates, certification of eligible organizations for sponsorship, sponsorship awards, and similar matters.

Position(s): Committee Chair, Committee Member, and Alternate(s): The Chair is the Board Treasurer voted into office by the Board and the other member and alternates (if provided) are appointed to the committee by the Board (per the Administrative Code). Members attend approximately 2 to 4 meetings per year held at a time convenient to the committee members. Typically, there is limited advance reading material to review before the meetings.

### Public Engagement, Communication, and Legislative Affairs Committee

Purpose: Review matters related to public engagement, communication, and legislative affairs and make recommendations to the Calleguas Board on action items. These may include legislative policy and priorities, messaging to the public and elected officials, and similar matters.

Position(s): Committee Chair, Committee Member, and Alternate(s): Positions are appointed to the committee by the Board (per the Administrative Code). Members attend approximately 2 to 4 meetings per year held at a time convenient to the committee members. Typically, there is minimal advance reading material to review before the meetings.

## Development of Water Supply, Storage, and Partnerships Committee

Purpose: Review certain matters related to improving local water supply reliability and resilience via investments in water supply, water storage, programs, and partnerships and make recommendations to the Calleguas Board on action items. These may include follow up studies and implementation actions associated with the Water Resources Implementation Strategy and similar matters.

Position(s): Committee Chair, Committee Member, and Alternate(s): Positions are appointed to the committee by the Board (per the Administrative Code). Members attend approximately 1 to 2 meetings per year held at a time convenient to the committee members. Typically, there is minimal advance reading material to review before the meetings.

## Employee Housing Ad-Hoc Committee

Purpose: Review and discuss matters related to the renovation, replacement, and/or addition of employee housing at Lake Bard and make recommendations to the Calleguas Board on action items. By definition, ad hoc committees have a limited purpose and specific timeframe.

Position(s): Committee Chair, Committee Member, and Alternate(s): Positions are appointed to the committee by the Board (per the Administrative Code). Since this is a new committee, it is uncertain how frequently the committee will meet, but the meetings will held at a time convenient to the committee members and there will be minimal advance reading material to review before the meetings. Additionally, as an ad hoc committee, this committee will be temporary in nature.

## POSITIONS AT OTHER ORGANIZATIONS WHICH MUST BE FILLED

Unless Calleguas elects to cease participation in any of these agencies, these positions must be filled.

### ACWA Joint Powers Insurance Authority

Purpose: Consistently and cost effectively provide the broadest possible affordable insurance coverage and related services to its member agencies.

Positions: Calleguas Representative on Board of Directors: Calleguas's Board appoints its representative. The Director reviews Board packets and attends meetings twice per year at the ACWA conferences. Typically, there is a sizeable packet to review before the meetings.

Calleguas Alternate Representative on Board of Directors: Calleguas's Board appoints its representative. The Director reviews Board packets and attends meetings when the primary representative is unavailable.

### Association of Water Agencies of Ventura County (AWA)

Purpose: Develop and encourage cooperation among entities for the development, protection, conservation and improvement of the water resources for Ventura County. To fulfill its mission, AWA holds educational and networking events and provides forums for discussion of water issues.

Position(s): Calleguas Representative on Board of Directors: Calleguas's Board appoints its representative. The Director attends meetings every other month at AWA's office in Ventura to plan priorities and events and make decisions about financial matters. Typically, there is minimal advance reading material to review before the meetings.

Calleguas Alternate Representative on Board of Directors: Calleguas's Board appoints its alternate representative. The Director attends meetings if the primary representative is unavailable.

### Metropolitan Water District (Metropolitan)

Purpose: Metropolitan is a consortium of 26 cities and water districts that provides drinking water to nearly 19 million people in parts of Los Angeles, Orange, San Diego, Riverside, San Bernardino, and Ventura counties. Its mission is to provide its service area with reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

Position(s): Calleguas Representative on Board of Directors: Calleguas's Board appoints its representative. The Director reviews lengthy Board packets, serves on

Metropolitan Board committees; typically attends three to five days of Board and Committee meetings in downtown Los Angeles each month, plus at least one caucus meeting remotely; coordinates with Calleguas's General Manager on Metropolitan-related issues; keeps the Calleguas Board informed of important issues at Metropolitan; and attends two Inspection Trips per year (one multi-day State Water Project or Colorado River Aqueduct tour and one single day local infrastructure tour). The Director may also perform other duties for Metropolitan such as serving on the Delta Conveyance Design and Construction Authority or the Colorado River Board.

## Ventura County Regional Energy Alliance (VCREA)

Purpose: Coordinate with and assist public agencies, businesses, and residents to most efficiently utilize available resources to improve energy efficiency. VCREA offers services like rebates, audits, technical assistance, training, outreach, and installation of energy saving devices. The Director attends meetings in Ventura County every two months. There is typically a medium-sized agenda packet to review before the meetings.

Positions: Calleguas Representative on Board of Directors: Calleguas's Board appoints its representative. The Director reviews Board packets and attends meetings.

Calleguas Alternate Representative on Board of Directors: Calleguas's Board appoints its alternate representative. The Director reviews Board packets and attends meetings when the primary representative is unavailable.

## Ventura County Special Districts Association

Purpose: Promote the efficient, economical and responsive public services offered by the independent special districts of Ventura County that are governed by a locally elected board of directors.

Position: Voting Representative: Calleguas's Board appoints its representative. The Director votes at membership meetings which are monthly or bi-monthly. The only materials to review are minutes, a simple financial report, and on rare occasion other paperwork.

Alternate Voting Representative: Calleguas's Board appoints its alternate representative. The Director votes at meetings when the primary representative is unavailable.

## OPTIONAL POSITIONS AT OTHER ORGANIZATIONS THAT ARE CURRENTLY FILLED

### Fox Canyon Groundwater Management Agency (FCGMA)

Purpose: Preserve and manage groundwater resources within the areas or lands overlying the Fox Canyon aquifer for the common benefit of the public and all agricultural, domestic, and municipal and industrial users.

Positions: Board member: A Calleguas Board member could be elected by the water agencies to serve as their Representative on the FCGMA Board. This election occurs in January of the odd numbered years. The Director may also serve on FCGMA Board committees. The Director must attend regular Board meetings that are held once per month on the 4<sup>th</sup> Wednesday as well as committee meetings and extra Board meetings that can add up to three extra meetings each month. Agenda Packets are medium-sized for most meetings but the Board member also must read long documents (such as reports and Groundwater Sustainability Plans) before voting to adopt them.

Alternate Board member: A Calleguas Board member could be elected by the water agencies to serve as their Alternate Representative on the FCGMA Board. This election occurs in January of the odd numbered years. The Alternate typically attends the FCGMA Board and committee meetings to keep informed on the complex issues involved in groundwater management.

### Ventura County Local Agency Formation Commission

Purpose: Implement state law requirements and state and local policies relating to boundary changes for cities and most special districts, including spheres of influence, incorporations, annexations, reorganizations and other changes of organization.

Position(s): Commissioner representing special districts: There are two commissioners representing special districts. They must be nominated by their own special districts and elected by vote of all of the special districts. The commissioner reviews substantial Board packets and attends monthly meetings.

Alternate Commissioner representing special districts: There is one alternate commissioner representing special districts. He/she must be nominated by his own special district and elected by vote of all of the special districts. The alternate commissioner reviews substantial Board packets and attends monthly meetings. The alternate votes when either of the two special district commissioners is absent.

# General Manager's Monthly Status Report to the Board of Directors

## CALLEGUAS

### MUNICIPAL WATER DISTRICT



Along with the family of former Calleguas Board Director Steve Blois, current and former Calleguas Board members, staff, elected officials, community members and regional partners gathered to honor Director Blois's legacy with a dedication ceremony at the Wellfield Emergency Generators, officially naming the facility the Steve Blois Emergency Generators. Along with President Avila and the General Manager, speakers at the event included Ventura County Supervisor Vianey Lopez, former Metropolitan Water District of Southern California Director Glen Peterson, and Jessica Blois, eldest daughter of Director Blois. An excavator unveiled the plaque honoring Director Blois, which will be placed on the building in recognition of his leadership in constructing the facility.

## Report for June 2026 Activities

## Water Resources Implementation Strategy (WRIST)

### 1. Study to Optimize Brackish Groundwater Desalting in the Upper Calleguas Creek Watershed –

Approximately 20 people from Calleguas, the consultant team, California Water Service Co., City of Camarillo, Camrosa Water District (Camrosa), Fox Canyon Groundwater Management Agency (FCGMA), City of Simi Valley, City of Thousand Oaks, and Ventura County Waterworks Districts attended Workshop #1, which was held in a hybrid format. The participants further defined the potential source waters and product water end uses for six different possible desalter concepts (Moorpark, Simi Valley, Somis, Los Robles, Santa Rosa Valley/Conejo Phase 2, and North Pleasant Valley Phase 2). Each concept includes multiple variations in source waters and product water end use and several consider indirect and direct potable use approaches. The attendees agreed on screening criteria to qualitatively evaluate the concepts (source water availability/reliability, regional impact/benefit, external stakeholder perception, and regulatory complexity), which will be used to narrow the options under consideration ahead of the next workshop in July.



### 2. Regional Exchange Program Framework – The Regulatory Compliance Supervisor continues to investigate the potential for the delivery of purveyor-produced sources of water into the Calleguas system, with a focus on Camrosa’s Santa Rosa Valley/Conejo Desalter. She continued to coordinate with the State Water Resources Control Board (SWRCB) Division of Drinking Water, Camrosa’s design engineer, and Camrosa water quality staff.

## Water Policy and Strategy

### 3. The Metropolitan Water District of Southern California (Metropolitan) Board of Directors considered the following issues of particular relevance to the District. Agendas, background materials, live streaming meetings, and video archives for all of the Metropolitan Board and Committee meetings may be accessed through the Metropolitan website, <https://mwdh2o.legistar.com/Calendar.aspx>.

- *Metropolitan Director Transition:* Director Pakala was sworn in as Calleguas’s new Metropolitan Director on June 15 and officially presented to the Metropolitan Board of Directors on June 23. President Avila, Director Pakala, and the Executive Strategist met with Metropolitan Board Chair Adán Ortega as part of the transition to hear Chair Ortega’s perspective on



Metropolitan issues. Director McMillan's service as the District's previous Metropolitan director will be recognized at the Metropolitan Board meeting on July 14.

- *Water Reliability and Prestressed Concrete Cylinder Pipe Replacement Program:* The Metropolitan Board received an update on Metropolitan's Prestressed Concrete Cylinder Pipe (PCCP) replacement program that potentially affects the schedule of a key water reliability project for Calleguas, as part of the State Water Project Dependent Area. Similar to Calleguas, Metropolitan has an extensive monitoring and replacement program for its PCCP. Increasing flow capacity of the Sepulveda Feeder to move Colorado River water north to the western State Water Project Dependent Area involves reversing the flow in a section of PCCP. That section would have to be rehabilitated to accommodate the planned Sepulveda Feeder Pump Station Phase II. Unfortunately, a key reservoir, the Garvey Reservoir, that would have facilitated the necessary shut down of the pipeline for rehabilitation is out of service. With the reservoir out of service, the section of pipeline that was planned to be rehabilitated is required to move water south. Metropolitan staff are investigating alternatives that do not require the pipeline rehabilitation and could be implemented more quickly. In addition, staff have proceeded with the design for the rehabilitation of the pipeline. If the alternative approaches do not prove feasible and Phase II of the Sepulveda Feeder Pump Station is deemed a necessary reliability project by the Climate Adaptation Master Plan for Water evaluation, Metropolitan staff could pivot to quick rehabilitation of the pipeline as soon as Garvey Reservoir returns to service.
- *Water Affordability:* The Metropolitan Board received a report on research on the affordability of water in Metropolitan's service area. The study was conducted by Dr. Kurt Schwabe and Dr. Mehdi Nemati from the University of California, Riverside. The measure of affordability was a water expenditure ratio derived from the average monthly water expenditures for 600 cubic feet (about 4,500 gallons) of water divided by average monthly income within the service area of the water utility. This approach was consistent with the SWRCB's affordability definitions. The research showed that the cost of living has outpaced the increased cost of water over the last decade. It also showed that the cost of water service, as defined by the study, was significantly lower than expenses on other essential services. There was significant variation across Metropolitan's service area that may be correlated to rate structure, socioeconomic factors, and the size of the water utility. Due to its complex nature, a simple explanation and solution to water affordability remains elusive.

## **External Affairs**

### **Partnerships**

4. A dedication ceremony was held at the Wellfield Emergency Generators to officially rename the facility the Steve Blois Emergency Generators. Attendees included all current District Board



members, a former District board member, the Blois family, local elected officials and their representatives, water suppliers, community stakeholders, and partners. Named in honor of former Calleguas Board Director Steve Blois, the building serves as a testament to his leadership and vision in enhancing water supply reliability in the service area. Speakers included President Avila; Ventura County Supervisor Vianey Lopez, who stressed the importance of partnership and collaboration; former Metropolitan and Las Virgenes Municipal Water District (LVMWD) Director Glen Peterson, who recounted his long friendship with Director Blois; Jessica Blois, Director Blois's eldest daughter; and the General Manager.

dramatic unveiling of a plaque featuring Director Blois (using a Blois excavator to lift the drape covering it) closed out the program. The plaque will be affixed to the generator building as a permanent reminder of Director Blois's legacy.

Numerous Calleguas staff contributed to this event, which was coordinated by External Affairs. Contributors included: Hector Aguilera, Maintenance Worker 2; Fernando Baez, Manager of Engineering; Omar Castro, Manager of Operations & Maintenance; Edgar Cisneros, Maintenance Worker 1; Ronnie Flores, Senior Maintenance Crew Leader; Matt Gomez, Assistant Manager of Operations & Maintenance; Ebe Guerrero, General Services Supervisor; Ivan Guzman, Maintenance Worker 1; Helena Knezevic, Water Resources/External Affairs Intern; Jennifer Lancaster, Manager of Water Resources; Eric Meza, Maintenance Worker 1; Susan Molen, Administrative Assistant 1; Megan Neilson, Senior Administrative Assistant; Tim Powers, Senior Project Manager; Alex Rabe, Senior Maintenance Worker; Tito Ramos, Maintenance Worker 2; Cesar Romero, Senior Project Manager; Julie Schade, Accounting Technician II; Megan Schneider, Senior Water Resources Specialist; Jerrad Uribe, System Maintenance Supervisor; Jenyffer Vasquez, Principal Water Resources Specialist; and Kara Wade, Clerk of the Board.



5. Director McMillan, in conjunction with Metropolitan Director Tana McCoy of the City of Compton, co-hosted an inspection tour of the Grace F. Napolitano Pure Water Southern California Innovation Center and West Basin's Edward C. Little Water Recycling Facility. The Grace F. Napolitano Pure Water Southern California Innovation



Center in Carson features a state-of-the-art demonstration plant that began operation in 2019. The facility produces 500,000 gallons of purified water per day and plays a key role in advancing regulatory approval for the innovative purification technologies proposed for the full-scale program. The Edward C. Little Water Recycling Facility in El Segundo reflects West Basin's transformation from an imported water wholesaler to a leader in water recycling. Developed in response to California's severe drought in the late 1980s and early 1990s, the facility opened in 1992 with state and federal support and now operates as a world-class water recycling plant with an educational center. Along with Calleguas staff, attendees included representatives from Assemblymember Steve Bennett's office, Calleguas purveyors, FCGMA, and Ventura County Leadership Academy.

6. The following staff from elected officials' offices visited Calleguas for individual tours and briefings:
- Victor Reyes-Morelos, Office of Governor Gavin Newsom
  - Maya Goehner, Office of Senator Henry Stern
  - Viviana Morales, Office of Ventura County Supervisor Vianey Lopez

Visitors received a tour of the LBWFP, which they found informative and impressive. Staff gave an overview of the District to each guest, which included information about purveyors, water sources, Metropolitan, water use efficiency, the Delta Conveyance Project, and WRIST.



Guests provided the following feedback after the tour:

- *“It was an incredible tour, thank you for the thoughtful planning! Thank you again for all you do to ensure water resiliency in our region.” –Maya Goehner, District Representative, Office of Senator Henry Stern*
- *“Thank you for hosting me last week and for taking the time to provide such an informative tour and presentation. I really appreciated the opportunity to learn more about Calleguas’ work, the critical role you play in supporting our region’s water reliability, and the many projects and initiatives underway. Big thank you to David as well, his enthusiasm for the work at Calleguas certainly made the tour that much more fun.” –Viviana Morales, District Representative, Office of Ventura County Supervisor Vianey Lopez*
- *“I really appreciate the work you and the team are putting into servicing the needs of Ventura County, and I had a great time connecting with everyone.” –Victor Reyes-Morelos, Deputy Regional Director of External Affairs, Office of Governor Gavin Newsom*



7. The Association of Water Agencies of Ventura County (AWA) held its monthly meeting at District headquarters. The program centered around the District’s and purveyors’

Sandy Fire response. The Emergency Response Coordinator, Manager of Operations & Maintenance, and Manager of External Affairs each presented on the various aspects of fire response, including operations, coordination with purveyors, communication with the firefighter aviation unit, and media and public outreach.

8. The Senior Communications Specialist hosted the Leadership Simi Valley Class of 2026 for its annual Ethics Day program at the District. Leadership Simi Valley is a nine-month program coordinated by the Simi Valley Chamber of Commerce that develops community-minded business and civic leaders through immersive experiences focused on issues impacting the community. The day included presentations highlighting the District's mission, regional partnerships, and the importance of providing reliable water. Participants engaged in interactive discussions exploring ethical decision-making related to water reliability, affordability, sustainability, and emerging challenges facing California's water industry. The class also got a behind-the-scenes tour of key District facilities, including the LBWFP.



9. Director Avila and the General Manager met with Sarah Leeper, President of California-American Water (CalAm) and Hawaii-American Water, and Glen Becerra, Principal, Business Development for CalAm. The discussion was wide-ranging and included potential local projects CalAm is pursuing within the Calleguas service area and future opportunities for partnerships and collaboration.



10. The General Manager attended the Municipal Water District of Orange County (MWDOC) Water Policy Dinner in Costa Mesa. The forum focused on the future of California water management, featuring a panel on the Sites Reservoir Project comprised of Brian Thomas, a financial consultant for Sites Project Authority; Heather Dyer, General Manager of San Bernardino Valley Municipal Water District; Randall Neudeck, Manager of Bay-Delta Programs at Metropolitan; and Paul

A. Weghorst, Executive Director of Water Policy for Irvine Ranch Water District. The panelists discussed water rights, regional benefits, costs, and next steps for this key infrastructure effort and made a compelling case for the criticality of the project for water supply reliability in Southern California, as well as its environmental (particularly fisheries) benefits. A recording of the informative panel is available for viewing.

11. Director McMillan and the Manager of External Affairs attended the quarterly meeting of the Ventura County Special Districts Association, which featured a tour of the Ventura County Fire Department's (VCFD) Fire Station 35, located in Newbury Park. Attendees had the opportunity to meet department personnel, view the interior of the facility, and see the various vehicles and equipment used for the critical role of these first responders. After the tour, the group traveled to VCFD headquarters, also located in Newbury Park, for a detailed presentation about the organization, given by VCFD Public Information Officer Andy Van Sciver. Discussion included the importance of Lake Bard for aerial firefighting during the Sandy Fire, with VCFD personnel expressing gratitude for the resource and commending the District's Emergency Response Coordinator for his collaboration during the event.



12. The Senior Communications Specialist attended the VCFD Ribbon Cutting and Open House, celebrating the opening of two new live fire training buildings at the VCFD Training Complex in Camarillo. The event provided attendees with an opportunity to tour the department's newest state-of-the-art firefighter training facilities designed to support realistic, hands-on emergency response training for Ventura County firefighters and regional partners.

13. The Manager of External Affairs attended a ribbon cutting celebration for the CalAm Ventura Operations Center, located in Newbury Park. The event celebrated a recent remodel of the building, which houses a number of employees and serves as a hub for operations in eastern Ventura County. Approximately 40 people attended the event. Thousand Oaks Mayor Mikey Taylor provided remarks during the program.



14. The Manager of External Affairs provided a District update at the West Ventura County Business Alliance's monthly Business Advocacy Committee meeting. The update focused on the recent Sandy Fire and Lake Bard's critical role in the aerial firefighting effort. Attendees thanked the District for maintaining the water supply that was crucial to successfully controlling the blaze.
15. The Manager of External Affairs provided a District update for the Simi Valley Chamber of Commerce's Legislative Advocacy Forum, chaired by President Avila. The update included the Steve Blois Emergency Generators Dedication Ceremony, legislation of interest to the District, and upcoming classes and workshops in July.

#### Federal Advocacy

16. Staff were notified that the Smith Road Tank (Project No. 569) passed the full House Appropriations Committee as part of a larger group of Community Project Funding priorities requested by Members of the House of Representatives. The bill will next be considered by the full House during a future Floor vote.

#### State Advocacy

17. The Manager of External Affairs participated in the Association of California Water Agencies State Legislative Committee virtual meeting as a member of the committee. Committee members discussed and voted on a number of bills with potential impacts on water suppliers.
18. The Manager of External Affairs participated in the California Special Districts Association Legislative Committee virtual meeting as a member of the committee. Committee members discussed and voted on a number of bills with potential impacts on water suppliers.

#### Water Resources

##### Public Outreach and Engagement

19. The monthly Purveyor Managers Meeting focused on local water supply development. The City of Camarillo's Deputy Director of Public Works presented on the North Pleasant Valley Desalter and insights gained from the first three years of the facility's operation. The General Manager of Camrosa provided an update on various local projects Camrosa has in development, such as planned a desalter at its Conejo/Santa Rosa Wellfield. He also shared the results of recent public engagement efforts Camrosa has undertaken within their service area, including a survey and focus group. Calleguas's General Manager and Deputy General Manager provided an update on WRIST, focused on the progress being made on the Study to Optimize Brackish Groundwater Desalting in the Upper Calleguas Creek Watershed and Regional Exchange Program Framework.

20. The Manager of Water Resources, Manager of Engineering, and three Project Managers attended the American Public Works Association (APWA) monthly chapter meeting, where the District's Deputy General Manager and the Public Works Director for the City of Thousand Oaks presented *Humor as a Pressure Relief Valve: The Importance of Levity in the Workplace*.



21. The District held its bimonthly PIO/Conservation Coordinators meeting, which focused on non-functional turf. The meeting included two guest speakers: Anna Jackson, Executive Director of Ventura County Farm to School, who presented on the organization's school garden programs that emphasize hands-on learning, nutrition education, and sustainable outdoor spaces; and Lucille Fortunato and Diane Tody of CalPacific Marketing Group, who presented on a School Garden Non-Functional Turf Champs initiative, a K–12 program linking landscape conversion projects to water conservation, environmental stewardship, and project-based learning. The meeting also included an update on upcoming Calleguas public classes and workshops, a report on the recent Sandy Fire, highlighting the critical role Lake Bard played in firefighting operations and related community engagement efforts, a group discussion on AB 1572 (non-functional turf ban) outreach strategies, and purveyor updates.

22. The Principal Water Resources Specialist presented at the California-Nevada American Water Works Association Young Professionals Monthly Meeting, highlighting leadership programs in the water sector. This presentation shared insights on her past participation in the Transformative Water Leadership Academy and Educate to Lead programs.

23. Staff continue to work with the Inland Empire Utilities Agency on the Turnkey Turf Transformation Project (TTTP) grant received through the California Department of Water Resources (DWR) Urban Community Drought Relief Program. In the City of Port Hueneme, work is underway at Moranda Park, the last transformation site before the TTTP is completed within the Calleguas service area.

24. The UC Master Gardeners of Ventura County held their monthly Calleguas-sponsored drip irrigation workshop. This hands-on class teaches participants how to convert their existing sprinkler systems to drip irrigation. There were 24 attendees.

### Planning

25. Staff submitted the 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) to DWR, completing the requirements under California Water Code Sections 10610 through 10656 and 10608 (Urban Water Management Planning Act).

DWR will review and ultimately approve the UWMP and WSCP or provide comments, but the timeline for that review has historically been extremely lengthy.

### Water Use Efficiency and Conservation

26. In June, there were 230 applications with approved reservations under the Turf Replacement Program (TRP) for a total reserved amount of \$5,060,764 in Metropolitan funding. Another eight applications are in the pre-approval stage, awaiting a confirmed reservation. These applications total \$309,215 in requested Metropolitan funding, although funds are not committed until an application is approved. A small percentage of applications typically drop out at this stage. Since July 1, there have been 48 TRP rebates paid, totaling \$738,851 in Metropolitan funding. For Fiscal Year (FY) 2025-26, under the Device Rebate Program, there are currently 197 applications in good standing (i.e., rebate applications that have not been denied or expired due to inactivity) totaling \$7,928 in reserved Metropolitan funding and \$1,121 in Calleguas funding. An additional 788 rebates have been paid since July 1, 2025, totaling \$59,849 in Metropolitan funding and \$7,757 in Calleguas funding.

### Upcoming Events

27. *Saturday, July 11, 9 a.m. - 11 a.m. – Hands-on Drip Irrigation Workshop*

The UC Master Gardeners of Ventura County are scheduled to conduct their monthly Calleguas-sponsored drip irrigation workshop at District headquarters. This hands-on class teaches participants how to convert their existing sprinkler systems to drip irrigation. Registration is required at: <https://surveys.ucanr.edu/survey.cfm?surveynumber=49289>

28. *Tuesday, July 14, 6 p.m. - 7 p.m. (Virtual) - Firewise Living: From Structure to Landscape*

Led by the UC Master Gardeners of Ventura County, this virtual class equips homeowners with essential skills to reduce wildfire risks, covering fire-resistant landscaping principles, structural hardening methods, and emergency preparedness for wildfire-prone regions. Zoom link will be provided upon registration:

<https://ucanr.zoom.us/meeting/register/D0kk5ElQQuejMiRzqIMoWQ#/registration>

29. *Saturday, July 25, 10 a.m. - 11 a.m. - No Grass, No Problem: Rebates & Beautiful Water-Wise Gardens*

Led by the UC Master Gardeners of Ventura County at District headquarters, this class is the first in Calleguas's summer landscaping series, From Lawn to Landscape. Attendees will be guided through the step-by-step process of successfully applying for a turf transformation rebate through [bewaterwise.com](http://bewaterwise.com). Register at:

<https://surveys.ucanr.edu/survey.cfm?surveynumber=48682>

## Groundwater Resources

### Fox Canyon Groundwater Management Agency (FCGMA)/Las Posas Valley Watermaster (Watermaster)

30. At the June Board meeting, the FCGMA/Watermaster approved Basin Optimization Plan Project No. 2, "Purchase of Imported Water from Calleguas Municipal Water District for Basin Replenishment." This is a critical step in the implementation of the Watermaster Imported Water In-Lieu Program, in which Calleguas purveyors who pump water in the Las Posas Valley Basin would pump less groundwater and instead increase purchases from Calleguas. The purveyor's unpumped groundwater allocation would transfer to the Watermaster for basin benefit. Watermaster would reimburse the purveyor for the difference between pumping groundwater and purchasing imported water from Calleguas. The Board also approve a contract with Woodard & Curran for Basin Optimization Plan Project No. 7, "In-Lieu Deliveries to Northern East Las Posas Feasibility Study." This project seeks to evaluate the feasibility of providing supplemental water supplies to the northern area of the East Las Posas Management Area (ELPMA) in lieu of groundwater extraction. The Groundwater Sustainability Plan identified the area of the ELPMA north of the Moorpark anticline as a region where groundwater elevations have exhibited historical declines that locally exceed 250 feet. Supplemental water supplies to this area will reduce groundwater demand in this part of the ELPMA, but currently no infrastructure exists to convey supplemental water that far north. The feasibility study would utilize groundwater modeling to evaluate the volume and location of supplemental supplies needed to fully mitigate groundwater declines in the northern ELPMA, investigate sources of supplemental water, identify additional infrastructure or infrastructure upgrades needed to deliver supplemental water, and estimate capital and operation-and-maintenance costs to construct and implement the project.

#### Las Posas Valley Groundwater Basin Watermaster Policy Advisory Committee (PAC) and Technical Advisory Committee (TAC)

*The Deputy General Manager continues in his role as Chair of the PAC. The PAC regularly meets the first and third Thursday of the month at 3:00 p.m. in the Calleguas Board room; a hybrid option is always available via Zoom.*

31. The PAC did not meet in June.

32. In response to a Watermaster committee consultation, environmental and water resource consulting firm INTERA updated and presented the ELPMA Groundwater Model to the TAC. Calleguas, with the support of its consultants Bondy Groundwater and INTERA, maintains the numerical flow model to support groundwater management of the ELPMA. The model was updated, extended, and refined to more accurately represent groundwater conditions in the ELPMA and provide a better tool for assessing management, including Aquifer Storage and Recovery (ASR) operations. Overall, the TAC found that the updated, extended, and refined model of the ELPMA is an improvement from the previous version of the

model, is more accurately calibrated to historical conditions, and better simulates historical ASR operations. The TAC had several recommendations for the technical memorandum accompanying the model update, but approved the model as suitable for use as a tool for evaluating ASR operations and ELPMA groundwater management.

Groundwater Storage

33. Groundwater storage totals through the end of May include 0 AF of well production and 0 AF of well injection.

Groundwater storage totals through May are as follows:

East Las Posas Wellfield Injection	0 AF
East Las Posas Wellfield Production	0 AF
Current ASR Wellfield Storage	23,811 AF
East Las Posas In Lieu	6,348 AF
West Las Posas In Lieu	25,192 AF
Conejo Creek Project	23,453 AF
UWCD Storage	10,482 AF
Oxnard and Pleasant Valley In Lieu	18,060 AF

Engineering

Construction

*Projects in construction are summarized in a table at the end of this section.*

34. *Lindero Pump Station Rehabilitation (592)* – The contractor, Pacific Hydrotech Corporation (PHC), continued installation of the new Southern California Edison (SCE) underground conduits and vaults. PHC demolished portions of the existing asphalt paving and completed the over-excavation and recompaction at the location of the generator foundation and SCE vaults. Staff submitted a time extension request and budget modification request for the federal grant funding for the diesel backup generator. *(CIP Priority: High)*

35. *Somis Farmworker Housing SMP Discharge Station (607)* – The pre-construction meeting was held with the contractor, Cedro Construction, Inc. *(CIP Priority: Medium)*

36. *Networking Center Relocation and Administration Building Storage Room Addition (620)* – The contractor, Pre Con Industries, completed the installation of the ventilation equipment at the Administration Building Storage Room. The contractor continues electrical improvements to the interior and exterior of the Networking Center. *(CIP Priority: High)*

37. *Lake Bard Water Filtration Plant (LBWFP) Roof Replacements (621)* – Staff provided the contractor, Rite-Way Roof, a work change directive and requested a proposal to add

replacing the roofs of the three LBWFP shade structures to the existing project. (*CIP Priority: High*)

## Design

38. *Conejo Pump Station Rehabilitation (480)* – Kennedy Jenks (KJ) continues study of design impacts related to the implementation of value engineering design alternatives. (No change.) (*CIP Priority: High*)
39. *SMP Phase 3 and Las Virgenes MWD/Triunfo Water & Sanitation District Joint Powers Authority (JPA) Pure Water Project SMP Discharge Station (536)* – The design engineer, Perliter & Ingalsbe (P&I), submitted the 50% plans and specifications and revised Technical Memorandum for Pipe Material Selection, which are currently under review by staff. The Project Manager and right-of-way consultant, Hamner Jewell & Associates (HJA), continue coordination with underlying property owners where easements are required. (*CIP Priority: Low*)
40. *Calleguas-Ventura Interconnection (562)* – The General Manager worked with Ventura Water’s General Manager and the City of Ventura’s in-house audiovisual staff to film segments at Lake Bard for a short video highlighting the project. In addition, staff and the design consultant, P&I, reviewed the bids received; the low bid was determined to be responsive. Staff and the right-of-way consultant, HJA, continued working with the various landowners and the City of Oxnard to obtain the necessary easements, and three signed easements were received. (*CIP Priority: High*)
41. *Smith Road Tank (569)* – The Draft Environmental Impact Report was released, starting the 45-day public review process. The design engineer, P&I, continues to prepare the 50% plans and specifications. The District authorized P&I to proceed with additional design services to address soil mitigation concerns identified during the geotechnical investigations. The geotechnical investigations revealed that the site has a potential for static settlement and liquefaction that could result in seismic settlement, lateral spreading, and loss of bearing capacity. To address these potential issues, soil improvements were recommended. The additional design services include the preparation of performance specifications for a specialized earthwork contractor to design and implement the earthwork improvements to mitigate the risks. (*CIP Priority: High*)
42. *Santa Rosa Hydro Improvements (582)* – Staff continues review of the revised 90% instrumentation plans and specifications for the Hydro Station. (No change.) (*CIP Priority: Medium*)
43. *Crestview Well No. 8 (585)* – The District and Crestview continue to consider the next steps in the development of a potential modified agreement. (No change.) (*CIP Priority: Not Evaluated*)

44. *Lake Bard Pump Station, LBWFP Flowmeter and Lake Bard Outlet Tower Improvements (587)* – The design engineer, KJ, continues to prepare final plans and specifications. Staff continue reviewing the Community Grants Program Final Implementation Guidance from the U.S. Environmental Protection Agency (EPA) for the Congressional Project Funding award of \$1.092 million. Staff attended EPA-facilitated training for Community Grants Recipients and began the Environmental Review and documentation process in accordance with the National Environmental Policy Act, which now applies due to the federal funding. *(CIP Priority: High)*
45. *Fairview Well Rehabilitation (589)* – The consultant, MKN, is preparing the 90% plans and specifications. *(CIP Priority: High)*
46. *Calleguas Conduit North Branch (CCNB) Broken Back Rehabilitation, Phase 4 (598)* – Staff continue to work to identify the next pipeline sections to be rehabilitated through carbon fiber lining. (No change.) *(CIP Priority: High)*
47. *Existing Crew Building Improvements and Crew Building Expansion (603R)* – Staff continue to review the 100% plans and specifications. (No change.) *(CIP Priority: High)*
48. *Wellfield No. 2 Solar System (613)* –The Self Generation Incentive Program Administrator, SCE, issued the Conditional Reservation Letter for the second of the two photovoltaic-battery energy storage systems (PV-BESS). Calleguas received two Final and Best Offers in response to the Request for Proposals to design and construct two PV-BESS systems at Wellfield No. 2. Supporting consultant, TerraVerde Energy, issued a non-binding Letter of Intent to Holt Renewables to finalize the energy services agreement to design and construct the systems, subject to Board approval. *(CIP Priority: Low)*
49. *LBWFP Site Civil and Electrical Improvements (622)* – Staff continue to review 100% plans and specifications. (No change.) *(CIP Priority: High)*
50. *Marz Farms SMP Discharge Station (625)* – Staff completed review of the 60% design plans and returned comments to the design consultant, MKN. MKN is working on the 90% plans and specifications. *(CIP Priority: High)*
51. *LBWFP Secondary Access (631)* – The design engineer, BKF (formerly known as MNS), submitted the draft Preliminary Design Report, which is currently under review by District staff. *(CIP Priority: High)*
52. *OSR2 Improvements (632)* – Staff met with a biologist from Rincon Consultants for a site visit to support the update of the biological resource assessment required to procure permits necessary for construction. Staff continue to review the 100% plans and specifications. *(CIP Priority: Medium)*

53. *LBWFP Staff Housing Replacement (633)* – Staff continue preparation of the bid documents. (CIP Priority: High)

54. *TOD Pump Station Surge Relief Vault Isolation Valve Replacement (638)* – Staff returned comments on the preliminary design technical memo to Phoenix Civil Engineering, Inc. (Phoenix) and the memo was finalized. Phoenix is preparing 50% design plans and specifications. (CIP Priority: High)

#### Studies & Planning

55. *Pipeline Condition Assessment Program* – V&A Consulting Engineers completed the first of three mobilizations related to the condition assessment of Lindero Feeder No. 2. Soil resistivity and pipe-to-soil potentials were measured along the three-mile alignment.

#### Grants and Funding Opportunities

56. *Proposition 1, Round 2 IRWM Implementation Grant Funding and Urban Community Drought Relief Grant* – DWR continues to review the progress reports and invoices for the first quarter of 2026; the project proponents submitted progress reports and invoices for the second quarter of 2026.

#### Miscellaneous Engineering Activities

57. *Training* – The ninth cross-training session on construction inspection featured a presentation about welded steel pipe from a Construction Inspector.

58. To continue building on the District-wide leadership workshops, the Associate Project Manager led the second of four meetings to discuss the book *The Five Dysfunctions of a Team* by Patrick Lencioni that was distributed as part of the leadership and team building series.

59. The Associate Project Manager represented the District at APWA's table at the Society of Women Engineers' Certificate of Merit event, held at Ventura College. The ceremony honored and recognized over 50 local high school junior girls who have excelled in science, technology, engineering, and math (STEM) related subjects.



**Table 1  
Capital Projects Currently in Construction**

<b>Project No.</b>	<b>Project Name</b>	<b>Location</b>	<b>Board Division</b>	<b>Award Date</b>	<b>Contract Completion Date</b>	<b>Contractor</b>	<b>Consultant</b>	<b>Construction Amount</b>	<b>Construction % Complete</b>
592	Lindero Pump Station Rehabilitation	Thousand Oaks	2	6/18/2025	12/17/2028	Pacific Hydrotech Corp. Perris CA	Kennedy Jenks	\$16,329,000	8
607	Somis Farmworker Housing SMP Discharge Station	Camarillo	3	3/18/2026	10/20/2026	Cedro Construction, Inc. Santa Paula CA	MKN	\$462,798	0
620	NWC Relocation and Administration Building Storage Room Addition	Thousand Oaks	2	3/5/2025	7/15/2026	PreCon Industries, Inc. Santa Maria CA	Kennedy Jenks	\$2,177,000	58
621	LBWFP Roof Replacements	Thousand Oaks	2	9/17/2025	5/6/2026*	Rite-Way Roof Corporation Fontana CA	Kennedy Jenks	\$357,646	97
<b>Total</b>								<b>\$23,442,504</b>	

\*Change Order pending to add shade structure replacements within the LBWFP.

## Operations and Maintenance

### Salinity Management Pipeline

60. Port Hueneme Water Agency's (PHWA's) water treatment plant remains offline due to their tank rehabilitation project. Annual maintenance activities were completed on PHWA's SMP Discharge Station, which was scheduled to coincide with their ongoing tank rehabilitation project.
61. Camrosa's Round Mountain Water Treatment Plant is operating intermittently following the completion of maintenance and troubleshooting activities. The North Pleasant Valley Desalter continues to discharge into the SMP.

### LBWFP

62. Staff continued corrective maintenance activities at the LBWFP during scheduled downtime. Work included the removal and replacement of a failed 12-inch filter air-wash valve, restoring proper operational integrity and ensuring reliable performance of the backwash process.



63. Staff supported DWR's Division of Safety of Dams during its annual inspection. The inspection included an assessment of the dam structure, spillways, intake tower, and mechanical systems, an evaluation of seepage and drainage conditions, and a review of instrumentation data and maintenance records. No violations or corrections were reported.

64. Staff continued deployment of the Remotely Operated Vehicles (ROVs) to inspect the lake inlet tower and the Filter No. 8 plenum. These inspections support the ongoing development of the ROV program and also advance the District's underwater monitoring and maintenance capabilities.



### Las Posas Aquifer Storage and Recovery Project

65. Staff performed routine maintenance on Wells Nos. 1-18. Tasks included:
- Rodent control and vegetation management
  - Inspection of analyzers and safety sensors for proper function
  - Monthly rectifier inspection

66. Staff completed the replacement of the faulty packing on Well No. 14. (Well packing is a granular material, typically sand or gravel, placed around a well screen to help filter out fine particles while allowing water to enter the well.) The work involved isolating the well, removing the deteriorated packing material and installing new packing to restore proper operation.

### Water Distribution System

67. Maintenance, repairs, and inspection were performed at:

- *Hydroelectric Generators*: Conejo, Santa Rosa, East Portal
- *Reservoirs*: Lindero, Grimes Canyon, Newbury Park
- *Turnouts*: Camrosa No. 1, 3, 5, 7, and 8; Ventura County Waterworks No. 1 College Park, Science Drive, and Woodcrest
- *Pump Stations*: Lake Sherwood, TOD, Calleguas-LVMWD Interconnection
- *Pressure Regulating Stations*: Nos. 2, 4, and 7

68. Staff worked with Tony Demaria Electric to troubleshoot electrical equipment at the East Portal Hydrogenerator. Following the assessment, a faulty contactor was replaced and the facility was returned to service.

69. Staff worked with R.A. Atmore & Son to complete the weed abatement/brush clearance required at the reservoirs, pump stations, and hydrogenerators.

### **Human Resources and Risk Management (HRRM)**

#### Human Resources

70. HRRM coordinated an All-Employee Meeting at the Steve Blois Emergency Generators. Senior Project Managers Cesar Romero and Tim Powers collaborated to provide an overview of the Wellfield facility, the standby generators, and the planned PV-BESS. Following the presentation, staff were invited to view a well where Distribution System Supervisor José Tamayo and Distribution System Crew Leader Patrick Augusta described how the ASR wells are designed to both inject and extract water.

71. Recruitment is underway for the Executive Strategist position in anticipation of Henry Graumlich's planned retirement in October, with applications due July 5. The recruitment is intended to ensure a seamless transition and continued support of Metropolitan engagement and other critical policy functions.

72. Interviews were completed for the three vacant Maintenance Worker positions created by recent internal promotions. Offers were extended to the District's top three candidates, and all three candidates accepted. Recruitment for these positions has been successfully completed.

73. The District welcomed Ernesto Gonzalez as the first of three new hires in the System Maintenance Division. Ernesto holds Grade 2 certifications in both Water Distribution and Water Treatment, bringing valuable knowledge and experience to the District.
74. The Manager of HRRM and the Senior Human Resources Analyst met with the District's short-term and long-term disability broker, WSP Corporate Benefits & Insurance Services, Inc., to evaluate the District's disability coverages. Every three years options are reviewed and new contracts are selected.
75. HRRM and Finance staff met with Mission Square Retirement to discuss plan fund options for employees. Staff are currently working with Mission Square Retirement on a potential presentation, and individual meetings with, District employees.
76. HRRM staff are evaluating potential opportunities and application requirements of the U.S. Department of Defense's SkillBridge Program. Skillbridge assists transitioning service members from active duty to the civilian workforce by developing new skills and experiences through on-the-job training and internships. The program is fully funded by the Department of Defense during the final months of military service. The SkillBridge partner application window opens in spring 2027.
77. The Principal Water Resources Specialist participated in the Moorpark Chamber of Commerce Job Fair connecting with approximately 40 participants and highlighting careers in water.

#### Risk Management

78. The Emergency Response Coordinator provided a presentation on the Emergency Action Plan for Wood Ranch Dam to O&M staff at the monthly crew update meeting. The presentation provided staff with a refresher on the history of dam safety in the region, Wood Ranch Dam inundation maps, and the District's responsibilities to prepare for, mitigate, and respond to an emergency at the dam.
79. Annual fire extinguisher training was provided to all staff and annual fire extinguisher inspections and maintenance were performed. The Emergency Response Coordinator worked with System Maintenance and General Services staff to ensure fire extinguishers from District facilities and vehicles received required services.
80. The Emergency Response Coordinator attended the Operational Readiness Showcase for Public Safety Power Shutoffs (PSPS) and the PSPS Advisory Board Working Group Meeting hosted by SCE. The Operational Readiness Showcase and Advisory Board Working Group Meeting provided an overview of PSPS operations, incident response and critical decision-making, and forecasts for the 2026-27 PSPS and fire season. Heavy winter rains resulted in

significant vegetation growth that has since dried out, creating an increased potential for PSPS and wildfire events this summer into the fall.

81. The Emergency Response Coordinator provided a briefing on Wood Ranch Dam at the AWA Water Issues meeting. The meeting included updates on the major dams in Ventura County, and the briefing on Wood Ranch Dam focused on dam infrastructure, emergency preparedness, and the recent seismic assessment of the dam.
82. The Emergency Response Coordinator continued work on the District's Trespasser Response Procedure. The procedure is being developed to formalize clear and consistent protocols for staff to safely respond to unauthorized individuals trespassing on secure District property, prioritizing personnel and authorized guest safety, the security of facilities and assets, and compliance with applicable laws.
83. The Emergency Response Coordinator continued work on the District's Aircraft Incident Response Plan. The plan defines unauthorized aircraft activity and establishes actions that may be taken in response to an incident involving an aircraft at Lake Bard and adjacent facilities. Critical components of the plan outline District objectives, response considerations, and coordination with public safety and regulatory agencies.
84. Bureau Veritas (BV), the consultant performing the Wildfire Facility Hardening Assessment, submitted a draft report evaluating wildland fire risk to Calleguas's critical infrastructure. The report focuses on site-specific risk of wildfire based on infrastructure design and construction documents and field assessments performed by BV staff and the Emergency Response Coordinator. The report also includes general and site-specific recommendations for hardening facilities and mitigating wildfire risk. The draft report is currently under internal interdepartmental review.
85. The Emergency Response Coordinator is working with the VCFD to establish agreements for emergency helicopter operations and the relocation of VCFD's dip tank at the District's wellfield facilities to augment aerial firefighting resources. The draft agreements have been reviewed by District counsel and are currently under review by VCFD's legal counsel.

### Training

86. The Emergency Response Coordinator provided several trainings to the Operations Division at the quarterly Operations meeting. Presentations included annual refreshers on heat illness prevention, wildfire smoke and air quality, and the District's Workplace Violence Prevention Plan.
87. The District hosted a writing workshop focused on the development of standard operating procedures. This optional training was well-attended and received positive feedback from staff.

88. The Environmental Health & Compliance Specialist provided annual safety training on chemical leak and emergency spill response to O&M and Engineering staff.

## **Finance**

89. The General Manager and Manager of Finance presented to the Oxnard City Council on Calleguas's proposed rates and Metropolitan's adopted rates, as well as the long-term rate outlook. The Councilmembers asked thoughtful questions about the multiple layers of water service providers and infrastructure replacement and reliability. The City Manager expressed his appreciation for the clear and informative presentation. Directors McMillan and Robert also attended the meeting.

90. Staff processed and paid 323 invoices, totaling approximately \$23.7 million, between May 21 and June 17.

91. Staff prepared purveyor invoices for water sales in May totaling \$16,314,105.34. Metropolitan invoiced the District for the same period a total of \$12,058,127.50.

92. The Metropolitan invoice for water purchased in April and paid in June is \$10,761,654.71.

93. The balance in the LAIF account as of May 31 was \$20,206,369.57. The monthly effective yield is 3.810% for May.

94. The Los Angeles-Long Beach-Anaheim Consumer Price Index for May was unchanged over the past month and up 3.6% from a year ago.

95. Staff have sent the funding for the July 1, 2026 bond payments to the bond trustees and issued the 30-day notice for optional redemption, as required for the 2008A Bonds.

96. Raftelis continues to progress on the Rate Study.

97. Staff are working with the District's auditors, Nigro & Nigro, on the preliminary audit. This phase consists of collecting documentation and creating schedules to provide to the auditor for initial testing.

## **Information Technology**

### **Cybersecurity**

98. Staff held initial technical and operational meetings with a consultant on a biennial risk assessment, which is required by the cybersecurity program.

99. During May, the District's phishing campaign resulted in no users clicking on the link. The security awareness training resulted in a 96% completion rate.

100. During May, the District's spam filter sorted 59,997 e-mails, allowing only 35% through as clean, reporting 22% as spam, and rejecting 43% due to rules or viruses.

#### Capital Project Support

101. Staff provided design review and other support to the Engineering Department on various projects, including:

- Networking Center Relocation and Administration Building Storage Room Addition
- Lindero Pump Station Rehabilitation
- Calleguas-Las Virgenes Interconnection

#### GIS Activities

102. Staff met with staff from Aspen Environmental Group to provide answers to questions and network diagrams as they continue to analyze the current GIS system.

103. Staff worked with ESRI tools to create maps containing parcel data within our District boundaries to assist with several requests.

104. Staff worked with Trimble to implement single sign-on capabilities for staff using the new asset management software.

#### Hardware & Software

105. Regular hard drive destruction services were performed through a vendor.

106. Staff installed the replacement large format printer and worked with the vendor to obtain training and configuration assistance.

107. In order to avoid interruptions to workflow, staff replaced workstations in Operations in preparation for devices that will no longer be supported by Microsoft. During this process, various applications were updated as Windows discontinued some software applications.

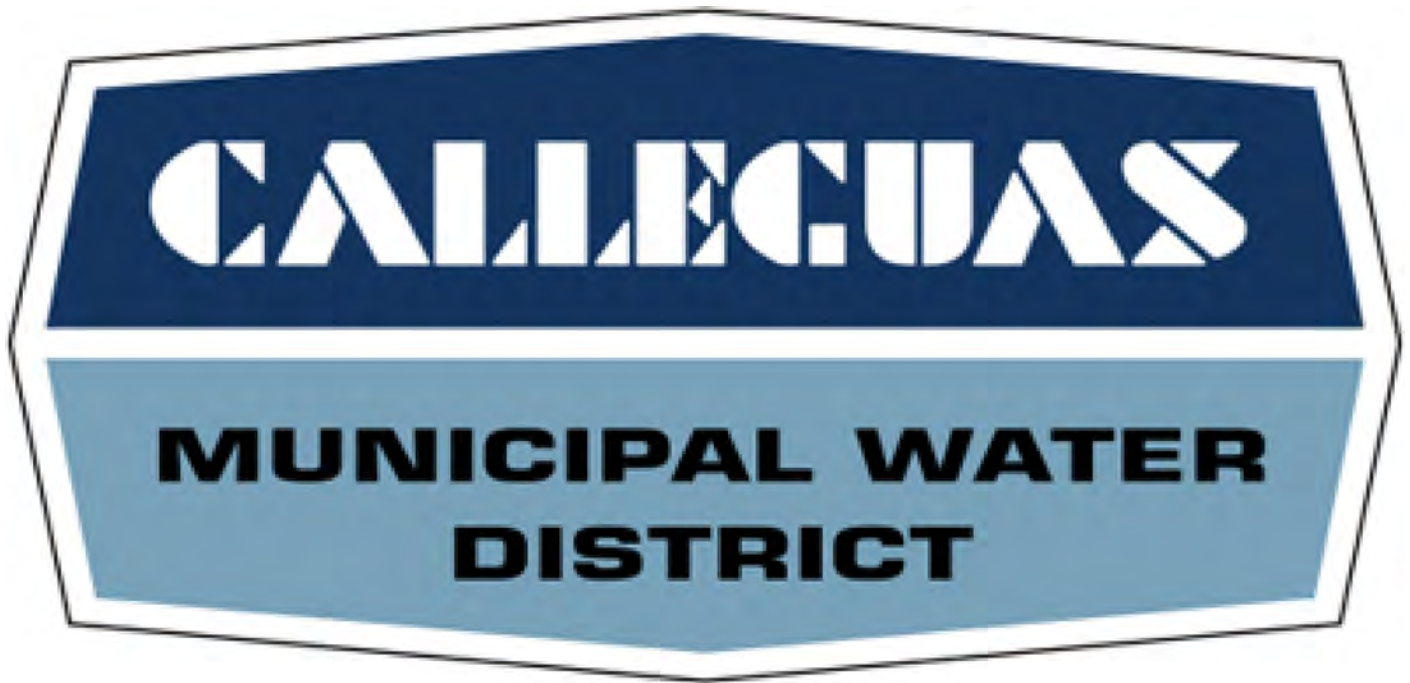
108. Staff supported installation of new financial servers and software that will replace existing infrastructure that is nearing end of support.

109. Staff attended Motorola's demo day, which featured physical security, camera systems, and mobile radio demonstrations.

110. Staff continued to provide Helpdesk functions. There were 68 tickets closed that included the following requests:

- Setup and support audiovisual needs in Board and conference rooms for various meetings
- Fixing web map issues on GIS
- Workstation software updates and troubleshooting
- Replacement of turnout computers
- Reviewing Board agenda packets and recordings before posting to the District's website and YouTube
- Updates to the internal SharePoint page
- E-mail support and updates
- Printing issues





**May 31, 2026**  
**Financial Statements**

**Calleguas Municipal Water District**  
**Statement of Net Assets**  
**as of May 31, 2026**

<u>ASSETS</u>	<u>05/31/26</u>
<b>Current Assets:</b>	
<b>Unrestricted Assets</b>	
Cash	\$ 4,353,015
Investments	196,022,138
Accounts Receivable	21,837,374
Interest Receivable	1,611,417
Inventory	67,649,786
Prepaid Expenses	15,771,967
<b>Restricted Current Assets</b>	
Restricted Cash & Investments	26,041
<b>Total Current Assets</b>	<u>307,271,738</u>
<b>Capital Assets:</b>	
Land & Improvements	23,155,786
CIP	27,934,989
Distribution Facilities	627,325,211
Buildings & Improvements	32,054,557
Equipment	29,977,711
Total Capital Assets	<u>740,448,253</u>
Accumulated Depreciation	<u>(286,002,328)</u>
<b>Capital Assets (Net of Accumulated Depreciation)</b>	<u>454,445,925</u>
OPEB Asset	444,251
<b>Total Assets</b>	<u>\$ 762,161,914</u>
Deferred Outflows - Bond Refunding	6,447,186
Deferred Outflows - Pensions	4,681,658
Deferred Outflows - OPEB	1,287,235
<b>Total Deferred Outflows</b>	<u>\$ 12,416,079</u>
<b>Total Assets &amp; Deferred Outflows</b>	<u><u>\$ 774,577,993</u></u>

**Calleguas Municipal Water District**  
**Statement of Net Assets**  
**as of May 31, 2026**

<u>LIABILITIES AND NET ASSETS</u>	<u>05/31/26</u>
<b>Current Liabilities:</b>	
Accounts Payable	\$ 24,873,120
Accrued Expenses	522,936
Interest Payable	1,783,500
Retention Payable	193,495
Deposits	1,293,402
Compensated Absences	984,595
Current portion of bonds payable	8,330,000
<b>Total Current Liabilities</b>	<u>37,981,048</u>
<b>Long-Term Liabilities:</b>	
Bonds payable, net of current portion	143,827,750
Compensated Absences	991,601
Pension Liability	9,223,756
<b>Total long-term liabilities</b>	<u>154,043,107</u>
<b>Total Liabilities</b>	192,024,155
Deferred Inflows - Pensions	776,578
Deferred Inflows - OPEB	1,022,338
<b>Total Deferred Inflows</b>	<u>\$ 1,798,916</u>
<b>Total Liabilities &amp; Deferred Inflows</b>	<u><u>\$ 193,823,071</u></u>
<b>Net Assets:</b>	
Invested in capital assets, net of related debt	255,032,108
Restricted for Debt Service	9,393,296
Restricted for OPEB	444,251
Unrestricted	315,885,267
<b>Total Net Assets</b>	<u>580,754,922</u>
<b>Total Liabilities, Deferred Inflows and Net Assets</b>	<u><u>\$ 774,577,993</u></u>

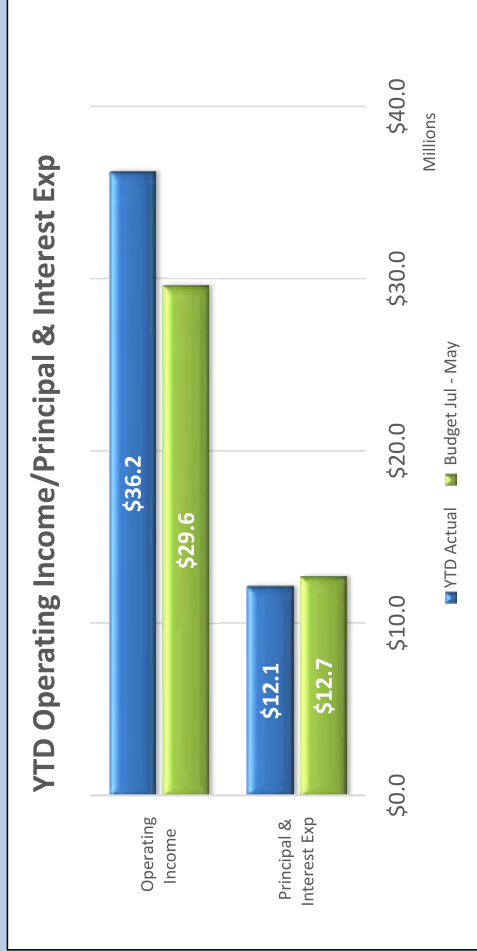
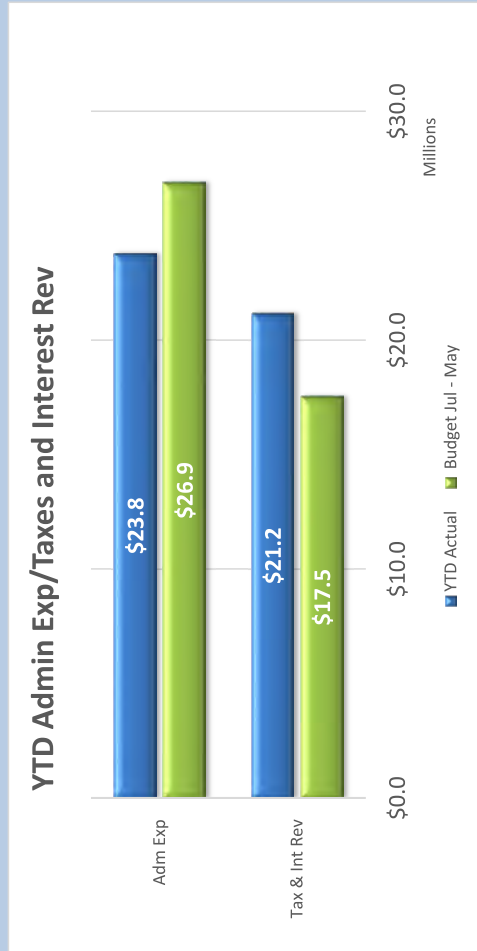
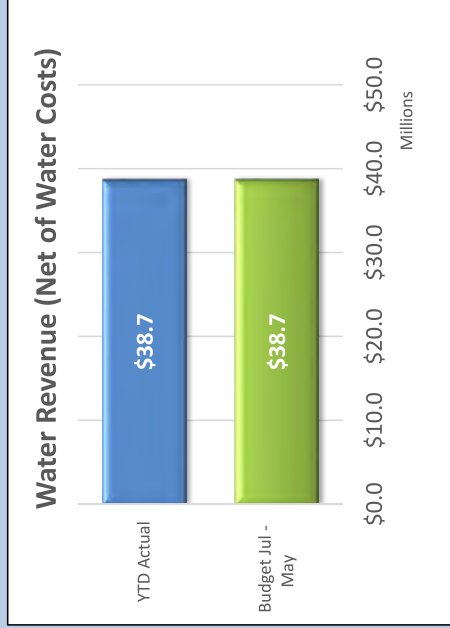
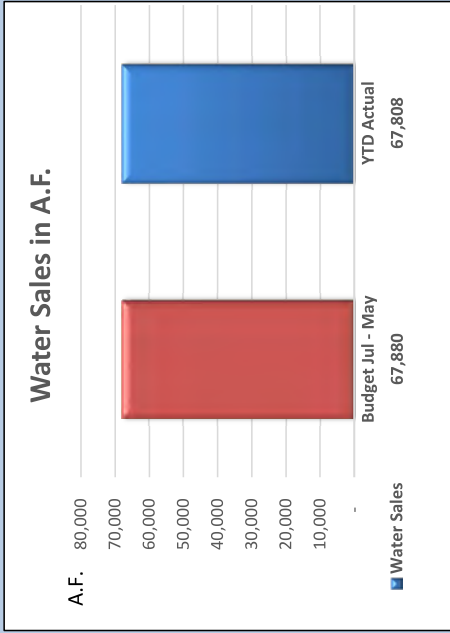
**Calleguas Municipal Water District**  
**Income Statement**  
**Comparison for Eleven Months of Budget**

	Fiscal Year 2025-26 <u>Total Budget</u>	Eleven Months of FY 2025-26 <u>Budget</u>	Eleven Months Ended 05/31/26 <u></u>	<u>\$ Variance</u>	<u>%</u>
Water Sales	\$ 147,450,210	\$ 132,727,194	\$ 133,166,325	\$ 439,131	100.3%
Other Water Revenues	443,500	406,542	450,898	44,356	110.9%
Capacity Charge	7,741,200	7,121,130	7,115,553	(5,577)	99.9%
Readiness to serve-purveyors	9,833,890	8,649,890	8,645,605	(4,285)	100.0%
Recycled Water	100,290	90,562	163,755	73,193	180.8%
Pumping Power Revenue	1,200,000	1,086,000	1,225,940	139,940	112.9%
Power Generation	600,000	498,000	510,226	12,226	102.5%
SMP Fees	638,980	585,732	631,011	45,279	107.7%
Total Operating Revenues	<u>168,008,070</u>	<u>151,165,050</u>	<u>151,909,314</u>	<u>744,264</u>	<u>100.5%</u>
Cost of Water	108,970,110	98,073,099	97,941,424	131,675	99.9%
Capacity Reservation Charge-MWD	2,443,880	2,243,726	2,241,963	1,764	99.9%
Readiness to serve-MWD	9,833,890	8,993,092	9,014,454	(21,362)	100.2%
Recycled Water	85,180	78,082	139,146	(61,064)	178.2%
Pumping Power	2,100,000	1,995,000	2,609,363	(614,363)	130.8%
Total Cost of Water	<u>123,433,060</u>	<u>111,382,999</u>	<u>111,946,349</u>	<u>(563,350)</u>	<u>100.5%</u>
Salaries	12,563,080	11,516,164	11,247,698	268,466	97.7%
Benefits	6,092,830	5,585,097	5,007,615	577,482	89.7%
Fuel and vehicle exp	320,000	293,333	226,650	66,683	77.3%
Utilities	430,000	397,900	449,014	(51,114)	112.8%
Operations & Maintenance Supplies	1,320,672	1,207,081	984,092	222,989	81.5%
Office Supplies	521,595	479,951	273,909	206,042	57.1%
Outside services	3,814,503	3,654,579	2,799,666	854,913	76.6%
Consultants/Studies	1,552,677	1,426,514	683,901	742,613	47.9%
Permits, Leases and fees	342,200	304,930	255,966	48,964	83.9%
Travel & Training	352,770	324,127	301,904	22,223	93.1%
Memberships	239,110	235,702	206,105	29,597	87.4%
Insurance	495,000	495,000	672,804	(177,804)	135.9%
Legal	655,000	600,417	609,779	(9,362)	101.6%
Conservation	378,910	347,660	58,182	289,478	16.7%
Miscellaneous	2,500	2,292	797	1,495	34.8%
Capital Contributions	0	0	0	0	N/C
Total Operating Administration Expenses	<u>29,080,847</u>	<u>26,870,747</u>	<u>23,778,083</u>	<u>3,092,664</u>	<u>88.5%</u>
Operating Income	<u>\$ 15,494,163</u>	<u>\$ 12,911,304</u>	<u>\$ 16,184,882</u>	<u>\$ 3,273,578</u>	<u>125.4%</u>

**Calleguas Municipal Water District**  
**Income Statement**  
**Comparison for Eleven Months of Budget**

	Fiscal Year 2025-26 Total Budget	Eleven Months of FY 2025-26 Budget	Eleven Months Ended 05/31/26	\$ Variance	%
Operating Income	\$ 15,494,163	\$ 12,911,304	\$ 16,184,882	\$ 3,273,578	125.4%
Interest Income	4,845,000	4,441,250	7,688,556	3,247,306	173.1%
G/L on Investments	0	0	(1,689,507)	(1,689,507)	N/C
Water standby charges	1,350,000	1,302,750	1,391,015	88,265	106.8%
Tax Revenue	12,850,000	11,467,500	11,917,558	450,058	103.9%
Tax Collection, Bank & Bond Fees	(530,000)	(477,084)	(433,470)	43,614	90.9%
Other Income	357,580	327,783	170,963	(156,820)	52.2%
Loan Interest expense	(430,890)	(394,983)	(60,496)	334,487	15.3%
Bond Interest expense	(5,513,270)	(5,053,831)	(4,489,831)	564,000	88.8%
Bond Premium/Discount Amortization	765,500	701,708	701,712	4	100.0%
Build America Bond Subsidy	0	0	0	0	N/C
Total non-operating revenue/Expenses	13,693,920	12,315,093	15,196,499	2,881,406	
Income before Capital, Contributions, & Depreciation	29,188,083	25,226,397	31,381,381	6,154,984	124.4%
Depreciation	(14,660,000)	(13,438,334)	(14,459,008)	(1,020,674)	107.6%
Capital Equipment > \$5,000	(1,415,520)	(1,278,229)	(887,709)	390,520	69.4%
Project Expense	0	0	(244,625)	(244,625)	N/C
Gain/(Loss) on Sale of Capital Assets	0	0	29,025	29,025	N/C
Grant/Capital Contribution Revenue	0	0	437,677	437,677	N/C
Capital Related Expenses	(16,075,520)	(14,716,563)	(15,124,640)	(408,077)	102.8%
Changes in Net Assets	\$ 13,112,563	\$ 10,509,834	\$ 16,256,741	\$ 5,746,907	
Net Assets, beginning of year (Restated)			564,498,181		
Net Assets, end of year			\$ 580,754,922		

# Financial Snapshot - May 31, 2026



### Budget & Actuals for the month of May 2026

	Budget for	Actuals for	Variance
	May 31, 2026	May 31, 2026	May 31, 2026
Total Operating Revenues	\$ 15,160,542	\$ 16,348,748	\$ 1,188,206
Total Cost of Water	11,251,122	12,165,445	(914,323)
Total Operating Admin Expenses	2,166,855	2,200,525	(33,670)
Operating Income	1,742,565	1,982,779	240,214
Total Non-Operating Rev/Exp	2,208,234	116,715	(2,091,519)
Capital Related Expenses	(1,405,457)	(1,500,394)	(94,937)
Changes in Net Assets	\$ 2,545,342	\$ 599,099	\$ (1,946,243)

### Cash & Investment Balances

	as of	as of
	April 30, 2026	May 31, 2026
Cash	\$ 5,125,139	\$ 4,353,015
Investments	195,815,353	196,022,138
Restricted Investments	25,974	26,041
<b>Total:</b>	<b>\$ 200,966,467</b>	<b>\$ 200,401,194</b>

# Financial Snapshot - May 31, 2026



<p><b>Current Ratio</b></p> <p>May - 8.09</p> <p>Apr - 8.18</p> <p>Current Assets/Current Liabilities</p> <p>Measures the District's capacity to settle short-term debts using readily available assets. The higher the ratio is above 1.0, the better financial position the District is in.</p>
<p><b>Quick Ratio/Acid Test Ratio</b></p> <p>May - 5.89</p> <p>Apr - 5.95</p> <p>Curr Assets-Inventory-Prepays/Curr Liabilities</p> <p>Measures the District's ability to settle current debts using quick assets, which are assets readily convertible to cash within 90 days. A good quick ratio is generally considered to be 1.0 or higher.</p>
<p><b>Debt Ratio</b></p> <p>May - 25.2%</p> <p>Apr - 25.2%</p> <p>Total Liabilities/Total Assets</p> <p>Measures total Liabilities as a percentage of total assets. It reflects the District's ability to use its assets to cover its debt obligations. A lower debt ratio often indicates greater stability, but industry specific benchmarks vary. Typically, a ratio around 50% is considered reasonable.</p>
<p><b>Debt Service Coverage</b></p> <p>May - 2.98</p> <p>Apr - 3.03</p> <p>Operating Income/(Principal + Interest)</p> <p>Measures the District's ability to service debt payments by comparing its net operating income with its total debt service obligations. A 1.25 is required for the District to issue more debt per its Bond Documents. A 1.75-2.0 is looked on favorably when issuing new debt financing.</p>
<p><b>Times Interest Earned</b></p> <p>May - 8.21</p> <p>Apr - 8.39</p> <p>Earnings before Interest &amp; Depreciation/Interest Expense</p> <p>Measures a portion of income available to cover future interest expenses. It reveals how many times the District could pay interest from its income. Higher ratios are more favorable, indicating stronger financial health.</p>

This table includes meetings that can be attended by all Board members. In order to ensure Brown Act compliance, a majority of members should not discuss Calleguas specific issues at meetings other than designated Calleguas Board Meetings.

Calleguas Ad Hoc Committee Meeting on Staff Housing (Note: Non-committee members cannot attend)	Mon. 06/29, 4:00 p.m.	2100 Olsen Road, Thousand Oaks IN PERSON ONLY
Calleguas Board Meeting	Wed. 07/01, 4:00 p.m.	2100 Olsen Road, Thousand Oaks Hybrid Event
CoLAB Wheel Meeting*	Wed. 07/15, 12:00 p.m.	1672 Donlon Street, Ventura Hybrid Event
Calleguas Board Meeting	Wed. 07/15, 4:00 p.m.	2100 Olsen Road, Thousand Oaks Hybrid Event
AWA WaterWise*	Thu. 07/16, 7:30 a.m.	2100 Olsen Road, Thousand Oaks Hybrid Event
AWA Water Issues	Tue. 07/21, 8:00 a.m.	1701 Lombard Street, Oxnard Hybrid Event
Calleguas Purveyor Meeting	Thu. 07/23, 9:30 a.m.	2100 Olsen Road, Thousand Oaks IN PERSON ONLY
AWA CCWUC Award BBQ*	Wed. 07/29, 10:30 a.m.	6868 Camarillo Springs Road, Camarillo IN PERSON ONLY
Southern California Water Coalition Meeting*	Fri. 07/31, TBD	Orchard Conference Center, California State University, Northridge IN PERSON ONLY
AWA DARK FOR AUGUST		
Calleguas Board Meeting	Wed. 08/05, 4:00 p.m.	2100 Olsen Road, Thousand Oaks Hybrid Event
CoLAB Wheel Meeting*	Wed. 08/19, 12:00 p.m.	1672 Donlon Street, Ventura Hybrid Event
Calleguas Board Meeting	Wed. 08/19, 4:00 p.m.	2100 Olsen Road, Thousand Oaks Hybrid Event
Calleguas Purveyor Meeting	Thu. 08/27, 9:30 a.m.	2100 Olsen Road, Thousand Oaks IN PERSON ONLY
Ventura County Special Districts Association*	Tue. 09/01, 5:30 p.m.	TBD
Calleguas Board Meeting	Wed. 09/02, 4:00 p.m.	2100 Olsen Road, Thousand Oaks Hybrid Event
AWA Water Issues	Tue. 09/15, 8:00 a.m.	1701 Lombard Street, Oxnard Hybrid Event
CoLAB Wheel Meeting*	Wed. 09/16, 12:00 p.m.	1672 Donlon Street, Ventura Hybrid Event
Calleguas Board Meeting	Wed. 09/16, 4:00 p.m.	2100 Olsen Road, Thousand Oaks Hybrid Event

\*Reservations required. Contact Kara if you would like to attend.



June 22, 2026

The Honorable Catherine S. Blakespear  
 Chair, Senate Environmental Quality Committee  
 1021 O Street, Suite 3230  
 Sacramento, CA 95814

**RE: AB 2739: The California Water Affordability and Stabilization Act of 2026 - SUPPORT**

Dear Chair Blakespear:

We, the undersigned coalition of statewide associations, cities, water suppliers, business organizations, regional stakeholders, and individuals are writing to express our support for AB 2739 (Soria), which would establish the California Water Affordability and System Stabilization Act of 2026.

Water affordability and system stability are increasingly interconnected challenges across California. Rising costs associated with infrastructure modernization, climate resilience, regulatory compliance, and energy continue to place pressure on water systems and the communities they serve, particularly for households living at or near poverty.

The California Water Affordability and System Stabilization Act proposes a lasting solution by addressing affordability at the household, system, and community levels. The Act advances a sustainable funding solution to support a statewide Low-Income Rate Assistance (LIRA) program for water while also supporting strategic investments that stabilize water systems and help reduce cost pressures before they are passed on to ratepayers.

The Act's proposed funding structure provides predictable, long-term resources without placing new burdens on local governments or water ratepayers. This approach strengthens water planning and enhances statewide resilience while preserving local decision-making. Further, we support the commitment of the sponsors of the Act to create a viable, sustainable funding source that **does not include any new taxes or fees.**

The California Water Affordability and System Stabilization Act represents an important step forward in advancing the Human Right to Water by supporting vulnerable households and strengthening the public water systems that serve communities across the state.

For the reasons stated above, we strongly support AB 2739 and urge you and your colleagues to vote "Aye" on this important measure. Please feel free to contact Danielle Coats with Rancho Water at (951) 526-6961 or Christine Compton with the Irvine Ranch Water District (IRWD) at (949) 453-5338 if you have any questions.

Sincerely,

Kris Murray  
Executive Director  
Association of California Cities Orange  
County

Soren Nelson  
Senior Policy Advocate  
Association of California Water Agencies

Kristopher M. Anderson  
Policy Advocate  
California Chamber of Commerce

Alexandra Biering  
Director, Policy Advocacy  
California Farm Bureau

Andrea Abergel  
Director of Water  
California Municipal Utilities Association

Aaron A. Avery  
Director of State Legislative Affairs  
California Special Districts Association

Jennifer Capitolo  
Executive Director  
California Water Association

Kristine McCaffrey, P.E.  
General Manager  
Calleguas Municipal Water District

Honorable Bryan Osorio (as an individual)  
Delano City Council  
City of Delano

Honorable Gregorio Gomez  
(as an individual)  
Farmersville City Council  
City of Farmersville

Honorable Joe Soria (as an individual)  
Mayor Pro Tem  
City of Lindsay

Honorable Krista Bernasconi  
Mayor  
City of Roseville

Honorable Caity Maple  
Council Member, District 5  
Chair, Law & Legislation Committee  
City of Sacramento

Honorable Jose Sigala (as an individual)  
Tulare City Council  
City of Tulare

Jennifer Clary  
California Director  
Clean Water Action

Kelsey Hinton  
Policy Director  
Community Water Center

Ernesto A. Avila  
Board President  
Contra Costa Water District

James Lee  
General Manager  
Crescenta Valley Water District

Kathryn C. Viatella  
Manager of Legislative Affairs  
East Bay Municipal Utility District

Joe Mouawad, P.E.  
General Manager  
Eastern Municipal Water District

Dennis P. Cafferty  
General Manager  
El Toro Water District

Greg Thomas  
General Manager  
Elsinore Valley Municipal Water District

Paul A. Cook  
General Manager  
Irvine Ranch Water District

Michael K. Claiborne  
Directing Attorney  
Leadership Counsel for Justice and  
Accountability

Melissa Sparks-Kranz  
Legislative Advocate, Environmental Quality  
League of California Cities

Shivaji Deshmukh  
General Manager  
Metropolitan Water District of Southern  
California

Brian Macy  
General Manager  
Mission Springs Water District

Harvey De La Torre  
General Manager  
Municipal Water District of Orange County

Jeff Ball  
CEO and President  
Orange County Business Council

Jason A. Martin  
General Manager  
Rancho California Water District

James Peifer  
Executive Director  
Regional Water Authority

Dan Denham  
General Manager  
San Diego County Water Authority

Al Lau, P.E.  
Santa Fe Irrigation District  
General Manager

Robert Grantham  
General Manager  
Santa Margarita Water District

Rick Shintaku  
General Manager  
South Coast Water District

Victoria Hernandez  
Executive Director  
South Orange County Economic Coalition

Chair Blakespear, Senate Environmental Quality Committee  
AB 2739 Support  
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Charles Wilson  
CEO/ Executive Director  
Southern California Water Coalition

Erin Sasse  
Chair  
Southwest California Legislative Committee

Lauren Navarro  
Policy Director  
Sustainable Conservation

Matthew Litchfield, P.E.  
General Manager  
Three Valleys Municipal Water District

Thomas Love  
General Manager  
Upper San Gabriel Valley Municipal  
Water District

Antonio Alfaro  
Government Relations Advocate  
Valley Water

Sheryl Shaw, P.E.  
General Manager  
Walnut Valley Water District

Edward Caldwell  
General Manager  
West Basin Municipal Water District

Craig D. Miller, P.E.  
General Manager  
Western Municipal Water District

cc: The Honorable Members, Senate Environmental Quality Committee  
The Honorable Esmeralda Soria, California Assembly, 27th District  
Taylor McKie, Consultant, Senate Environmental Quality Committee  
Scott Seekatz, Consultant, Assembly Republican Caucus