



Board of Directors

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

Mary Bergen, Director
Pete Kaiser, Director

CASITAS MUNICIPAL WATER DISTRICT
Meeting to be held at the
Casitas Board Room
1055 Ventura Ave.
Oak View, CA 93022
www.casitaswater.com

Join Zoom Meeting

<https://us06web.zoom.us/j/84948671106?pwd=Q7b7DTJl1ju4YPEYZGEtsCklfhTMj.1&jst=2>
Meeting ID: 849 4867 1106 Passcode: 898772

To join by phone please call (888) 788-0099 or (877) 853-5247
Enter Meeting ID: 849 4867 1106# Passcode: 898772#

March 25, 2026 @ 5:00 PM

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

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

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

three minute limit.

6. CONSENT AGENDA

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

6.b Minutes of the March 11, 2026 Board Meeting.
[3 11 2026 Min.pdf](#)

7. HEARING TO CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO ACQUIRE PROPERTY BY EMINENT DOMAIN FOR A PORTION OF PARCEL NO. 008-0-190-105.

7.a Open Hearing.
[Board Memo Resolution of Necessity Morgan 20260325.pdf](#)
[Resolution of Necessity \(Morgan\).pdf](#)
[L MORGAN-CASITAS - 3.13.26 RON Objection Letter.pdf](#)

7.b Receive Staff Report and Recommendation.

7.c Report of Written Communications.

7.d Public Comment.

7.e Close Hearing.

7.f Discussion by the Board of Directors.

7.g Possible Board Action to Adopt the Resolution of Necessity to Acquire Property by Eminent Domain for a Portion of Parcel No. 008-0-190-105.

8. ACTION ITEMS

8.a Schedule a public hearing for the Regular Board Meeting of April 22, 2026 for the review and possible approval of an adjustment to User Fees at the Lake Casitas Recreation Area.
[Board Memo - Proposed LCRA User Fee Adjustments 032526.pdf](#)

8.b Approve an agreement with Vista Punta Gorda LLC regarding Voluntary Agricultural/Agricultural-Domestic Pricing.
[Memo for Voluntary Ag-AgDom Pricing Agreement Water Rates 032526.pdf](#)
[Draft Voluntary Water Service Agreement 032526.pdf](#)

9. INFORMATION ITEMS

9.a Hydrology Report February 2026.
[Hydrology Report.pdf](#)

9.b Special Recreation Committee Meeting Minutes.

10. GENERAL MANAGER COMMENTS
11. BOARD OF DIRECTOR REPORTS ON MEETINGS ATTENDED
12. BOARD OF DIRECTOR COMMENTS PER GOVERNMENT CODE SECTION 54954.2(a).
13. CLOSED SESSION
 - 13.a CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code Section 54956.9(d)(1). Santa Barbara Channelkeeper v. State Water Resources Control Board, City of San Buenaventura, et al, and City of San Buenaventura v. Duncan Abbott, et al, Cross Complaint Superior Court of the State of California, County of Los Angeles, Case No. 19ATCP01176.
 - 13.b CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
Agency Designated Representative: Colin Tanner and Diana Impeartrice
Employee Organization: Supervisory and Professional, General Unit, and Recreation Unit.
14. ADJOURNMENT

CASITAS MUNICIPAL WATER DISTRICT**General Fund Check Authorization****Checks Dated 03/05/26 - 03/18/26****Presented to the Board of Directors For Approval March 25, 2026**

Check	Payee		Description	Amount
001435	Payables Fund Account	# 9759651478	Accounts Payable Batch 031126	\$ 1,020,086.97
001436	Payables Fund Account	# 9759651478	Accounts Payable Batch 031826	\$ 377,112.64
				<u>\$ 1,397,199.61</u>
001437	Payroll Fund Account	# 9469730919	Estimated Payroll 04/02/26	\$ 275,000.00
Draft	Payee		Description	Amount
1468	CA Treasurer's Office		Local Agency Investment Found	\$ 1,000,000.00
				<u>\$ 2,672,199.61</u>

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

The above numbered checks,
001435-001437
Draft
1468
have been duly audited is hereby certified as correct.

Janyne Brown, Chief Financial Officer

A/P Fund

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

001435	A/P Checks:	057930-057984
	A/P Draft	001453-001455
	Voids:	
	057933 - Amazon Capital Service - Continuation of detail of check #057933	
001436	A/P Checks:	057985-058033
	A/P Draft	001456-001459 & 001461-001466
	Voids:	
	057988 - Amazon Capital Service - Continuation of detail of check #057987	
	058020 - Meiners Oaks ACE Hardware - Continuation of detail of check #058019	
	058021 - Meiners Oaks ACE Hardware - Continuation of detail of check #058019	

Janyne Brown, Chief Financial Officer

CERTIFICATION

Payroll disbursements for the pay period ending 03/14/26

Pay Date 03/19/26

have been duly audited and are
hereby certified as correct.

Signed: _____
Janyne Brown

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	3/11/2026			057933		
C-CHECK	VOID CHECK	V	3/18/2026			057988		
C-CHECK	VOID CHECK	V	3/18/2026			058020		
C-CHECK	VOID CHECK	V	3/18/2026			058021		

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	4 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 01	BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			4	0.00	0.00	0.00
BANK:		TOTALS:	4	0.00	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
06336	I-CMWD-4-Q	Brandt Information Services, L Reservation System - LCRA	D 3/11/2026	6,650.00		001453		6,650.00
01483	I-031026-CMWD	CORVEL CORPORATION Corvel Claims 03/03-03/09/26	D 3/11/2026	1,988.12		001454		1,988.12
06170	I-CA421d50	Multi Service Technilogy Solut Solid Deck Dollys - TP	D 3/11/2026	226.20		001455		226.20
01463	I-R#2026-02	STATE OF CALIFORNIA Acquisition of Property	D 3/12/2026	88,034.00		001456		88,034.00
01483	I-031726-CMWD	CORVEL CORPORATION Corvel Claims 03/10-03/16/26	D 3/18/2026	166.20		001457		166.20
03910	I-INV-US-26004166	DoiT International USA, INC Google Apps 02/26	D 3/18/2026	3,332.00		001458		3,332.00
05937	I-585916A-030426	Enterprise FM Trust Vehicle Maintenance	D 3/18/2026	20,310.17		001459		20,310.17
00124	I-031826	ICMA RETIREMENT TRUST - 457 Deferred Comp	D 3/18/2026	3,247.91		001461		3,247.91
00128	I-FW031826	INTERNAL REVENUE SERVICE Federal Withholding	D 3/18/2026	42,043.13		001462		104,205.28
	I-MW031826	Medicare Withholding	D 3/18/2026	11,782.32		001462		
	I-SS031826	SS Withholding	D 3/18/2026	50,379.83		001462		
00985	I-031826	NATIONWIDE RETIREMENT SOLUTION Deffered Comp	D 3/18/2026	15,802.68		001463		15,802.68
00180	I-031826a	S.E.I.U. - LOCAL 721 SEIU 721 Cope	D 3/18/2026	12.50		001464		935.25
	I-031826b	Unions Dues	D 3/18/2026	922.75		001464		
00049	I-CASDI031826	STATE OF CALIFORNIA CASDI Withholding	D 3/18/2026	3,653.41		001465		21,218.76
	I-SW031826	State Withholding	D 3/18/2026	17,565.35		001465		
05790	I-OR031426a	STATE OF OREGON State Withholding (OR)	D 3/18/2026	534.92		001466		542.69
	I-OR031826b	OR State Transit Tax	D 3/18/2026	7.77		001466		

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
02731	I-600259102	AED Superstore/Annuvia Philips On Site FRX Battery	R 3/11/2026	219.86		057930		219.86
01325	I-222217	Aflac Worldwide Headquarters Supplemental Insurance 03/26	R 3/11/2026	3,901.72		057931		3,901.72
03044	I-119F-7RHW-QJ79	Amazon Capital Services Coin Envelopes - ADM	R 3/11/2026	114.92		057932		
	I-131N-MTG3-JHVK	Tool Cabinet - LCRA	R 3/11/2026	196.25		057932		
	I-13CN-C6GV-GCC6	12 & 18 Chainsaw Chain - LCRA	R 3/11/2026	152.01		057932		
	I-14VC-J4GQ-GC6C	Pressure Balance Cartridge Rep	R 3/11/2026	23.58		057932		
	I-19FV-NK6C-ML7X	Antifreeze - LCRA	R 3/11/2026	168.88		057932		
	I-19GH-HPXM-MM3T	Card Holder Box - LCRA	R 3/11/2026	29.95		057932		
	I-19P4-P6J6-MF61	Office Supplies - LCRA	R 3/11/2026	850.56		057932		
	I-1JQQ-7NRN-GCNY	Vacuum & Din Rail Receptacle	R 3/11/2026	401.65		057932		
	I-1K47-91TN-4339	In Wall Outlet - IT	R 3/11/2026	50.82		057932		
	I-1KLW-Y4X6-G3LL	Work Gloves - UT	R 3/11/2026	217.13		057932		
	I-1P97-99X4-GPCC	Lens Cleaning Wipes - IT	R 3/11/2026	48.72		057932		
	I-1TQK-9FPX-Q11R	Two-Way Radios - WP	R 3/11/2026	506.11		057932		
	I-1VFG-N6NL-4JL6	Phone Charger - EM	R 3/11/2026	60.03		057932		
	I-1VLQ-GMGH-FYK7	Sun Protection Arm Sleeves - L	R 3/11/2026	28.50		057932		
	I-1VP7-QJDW-DH37	Bar Oil, Safety Mask, Caution	R 3/11/2026	682.77		057932		
	I-1YWT-4VHK-L9PH	Spray Paint - UT	R 3/11/2026	67.22		057932		3,599.10
00836	I-23128869	AMERICAN RED CROSS Lifeguarding Training - WP	R 3/11/2026	758.10		057934		758.10
06060	I-INV958234	Ameriflex FSA Admin Fee	R 3/11/2026	92.40		057935		92.40
00014	I-SI2700626	AQUA-FLO SUPPLY Compression Coupling & Marking	R 3/11/2026	217.85		057936		
	I-SI2700638	Shovel - UT	R 3/11/2026	28.41		057936		
	I-SI2700643	Brass Comp Coupling & Schedule	R 3/11/2026	259.57		057936		505.83
05938	I-117134	Aquatic Informatics Inc WaterTrax Data Management- LAB	R 3/11/2026	10,484.67		057937		10,484.67
01666	I-000024862340	AT & T Acct#9391064013	R 3/11/2026	31.82		057938		31.82
01666	I-000024872621	AT & T Acct#9391080431	R 3/11/2026	932.80		057939		932.80

VENDOR SET: 01 Casitas Municipal Water D
 BANK: AP ACCOUNTS PAYABLE
 DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00021	AWA OF VENTURA COUNTY							
I-021726	2026 CCWUC Membership	R	3/11/2026	200.00		057940		
I-06-16914	CCWUC Lunch Training - LAB	R	3/11/2026	40.00		057940		
I-06-16932	WaterWise Breakfast - BOARD	R	3/11/2026	40.00		057940		280.00
06004	Catalina Paints							
I-OJ041767	Painting Supplies - LCRA	R	3/11/2026	326.94		057941		326.94
00719	CORELOGIC INFORMATION SOLUTION							
I-82285772	Realquest Subscription	R	3/11/2026	137.50		057942		137.50
02722	D&H Water Systems							
I-I2026-0323	Vac Reg PM Kit - TP	R	3/11/2026	4,176.64		057943		4,176.64
06127	Dion & Sons, Inc							
I-SP32007	Gas - LCRA	R	3/11/2026	2,217.60		057944		
I-SP32008	Diesel - LCRA	R	3/11/2026	2,177.37		057944		4,394.97
00095	FAMCON PIPE & SUPPLY							
I-S100172129.003	1" Ball AMS & 3/4" Mtr nut X f	R	3/11/2026	4,137.22		057945		
I-S100172234.003	2" Curn Stop & Parts - PL	R	3/11/2026	11,182.69		057945		
I-S100175120.001	4" Adjustable Pipe Support -UT	R	3/11/2026	2,754.18		057945		18,074.09
00101	FISHER SCIENTIFIC							
I-6981695	Autoclave Top - LAB	R	3/11/2026	22.60		057946		22.60
00115	GRAINGER, INC							
I-9822794708	Safety Goggles - TP	R	3/11/2026	189.57		057947		
I-9824541156	Rubber Boot & Hip Wader - TP	R	3/11/2026	349.13		057947		
I-9833555569	HDPE Sheet White - EM	R	3/11/2026	454.78		057947		993.48
06339	GRANT LIEN SALES							
I-13554	Past Due Storage Managment	R	3/11/2026	200.00		057948		200.00
06477	Michael J. Hakan							
I-031026	Temporary Right of Entry	R	3/11/2026	10,000.00		057949		10,000.00
05746	Hasa Inc.							
I-1103994	Sodium Hypochlorite - TP	R	3/11/2026	1,546.46		057950		
I-1103995	Sodium Hypochlorite - TP	R	3/11/2026	1,221.25		057950		2,767.71
02940	Holliday Rock Co, Inc.							
I-1871045	2500psi 3/8 Small Line - WP	R	3/11/2026	1,295.21		057951		1,295.21

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00596	HOME DEPOT							
I-4352311	Pump Oil - MAINT	R	3/11/2026	17.99		057952		17.99
02344	Janitek Cleaning Solutions							
I-58506A	Janitorial Service - DO	R	3/11/2026	1,443.97		057953		1,443.97
06289	Cory Johnson							
I-030626	Reimburse Expenses	R	3/11/2026	150.00		057954		150.00
06066	Loomis							
I-13909300	Armored Truck Service - LCRA	R	3/11/2026	398.45		057955		
I-13928111	Armored Truck Service - LCRA	R	3/11/2026	401.29		057955		799.74
06476	Melinda Lord Trembly							
I-031026	Temporary Right of Entry	R	3/11/2026	5,000.00		057956		5,000.00
01106	McCROMETER, INC.							
I-628336	Mira Monte Well Flow Meter 4"	R	3/11/2026	5,338.67		057957		5,338.67
00151	MEINERS OAKS ACE HARDWARE							
I-142615	Shelf Bard & Bracket - MAINT	R	3/11/2026	50.25		057958		
I-142616	AA Batteries - MAINT	R	3/11/2026	21.46		057958		
I-142649	Paint Mixer & Lysol Wipes - WP	R	3/11/2026	36.26		057958		
I-142707	Storage Bin & 9V Batteries	R	3/11/2026	60.47		057958		
I-142768	M12 Battery High Out - UT	R	3/11/2026	238.40		057958		
I-142820	Rubber Coating & Butt Splice	R	3/11/2026	20.07		057958		
I-143011	D Fir - UT	R	3/11/2026	19.87		057958		446.78
05967	Mobile Relay Associates, LLC							
I-80026154	Mobile Radio Digital - SAFE	R	3/11/2026	1,260.00		057959		1,260.00
06467	Mountain Cascade.Inc							
I-022626 - 1	Ventura-Santa Barbara Intertie	R	3/11/2026	579,243.98		057960		579,243.98
05977	ODP Business Solutions, LLC							
I-459445199001	Office Supplies - DO	R	3/11/2026	1,307.15		057961		
I-459445786001	Pen - DO	R	3/11/2026	45.15		057961		
I-459445787001	Office Supplies - DO	R	3/11/2026	16.29		057961		1,368.59
00168	OJAI VALLEY NEWS							
I-15994	Public Notice 02/20/26	R	3/11/2026	42.75		057962		42.75
00169	OJAI VALLEY SANITARY DISTRICT							
I-27661a	Cust#20594	R	3/11/2026	352.78		057963		352.78

VENDOR SET: 01 Casitas Municipal Water D

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DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00169	I-27738	OJAI VALLEY SANITARY DISTRICT Cust#52921	R 3/11/2026	64.14		057964		64.14
00169	I-27745	OJAI VALLEY SANITARY DISTRICT Cust#99991	R 3/11/2026	4,502.86		057965		4,502.86
04531	I-518124	Peace Officers Research Associ PORAC Insurance for Rangers	R 3/11/2026	229.00		057966		229.00
05984	I-886345	PORAC LDF Legal Defence Found - LCRA	R 3/11/2026	294.00		057967		294.00
00790	I-BI85016733A	PROFORMA Business Cards - LCRA	R 3/11/2026	119.51		057968		119.51
10042	I-20442	PSR ENVIRONMENTAL SERVICE, INC Gas Tank Inspection - DO	R 3/11/2026	275.00		057969		
	I-20443	Gas Tank Inspection - LCRA	R 3/11/2026	275.00		057969		550.00
03554	I-2390389	J. Harris Industrial Water Tre Water Softner Service - WP	R 3/11/2026	65.70		057970		65.70
06469	I-540284	RECSUPPLY Water Park Tubes - WP	R 3/11/2026	2,654.44		057971		2,654.44
03669	I-49403	Sierra Traffic Service, Inc. Traffic Control - ENG	R 3/11/2026	2,400.00		057972		2,400.00
00215	I-030426a	SOUTHERN CALIFORNIA EDISON Acct#700028735181	R 3/11/2026	12,383.39		057973		
	I-030426b	Acct#700030209177	R 3/11/2026	17,458.58		057973		
	I-030426c	Acct#700598317666	R 3/11/2026	42.03		057973		
	I-030526	Acct#700029026585	R 3/11/2026	2,114.51		057973		
	I-030626a	Acct#700009638309	R 3/11/2026	256.43		057973		
	I-030626b	Acct#700028645962	R 3/11/2026	64,565.93		057973		96,820.87
00048	I-030526	STATE OF CALIFORNIA State Water Plan Payment	R 3/11/2026	234,020.00		057974		234,020.00
06091	I-1666141	RedNova Labs, Inc. StorEDGE FMS/Website Pro	R 3/11/2026	183.71		057975		183.71
01959	I-40908	The Wharf Safety Boots - LCRA	R 3/11/2026	100.00		057976		
	I-53733	Work Shirts - O&M	R 3/11/2026	241.90		057976		341.90

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01173	I-0247492-IN	TOICO INDUSTRIES, INC. Green PVC Gauntlet Gloves - LC	R 3/11/2026	108.78		057977		108.78
00825	I-INV00979025	USA BLUEBOOK Filters - LAB	R 3/11/2026	682.11		057978		682.11
00251	I-0007603159	VENTURA COUNTY STAR Public Notice - PR	R 3/11/2026	139.14		057979		139.14
00250	I-IN0276373	COUNTY OF VENTURA CUPA Fees - Mira Monte Well	R 3/11/2026	829.16		057980		829.16
01283	I-6137654301 I-6137654595	Verizon Wireless Monthly Cell Charges - DO Monthly Cell Charges - LCRA	R 3/11/2026 R 3/11/2026	3,425.48 703.33		057981 057981		4,128.81
00663	I-83799813 I-83802247 I-83802248	WAXIE SANITARY SUPPLY Hand Cleaner - LCRA Janitorial Supplies - LCRA Janitorial Supplies - LCRA	R 3/11/2026 R 3/11/2026 R 3/11/2026	61.20 1,936.62 1,021.12		057982 057982 057982		3,018.94
05028	I-W6C0131	Weck Analytical Environmental Quarterly Stage 2 - DBP	R 3/11/2026	840.00		057983		840.00
00330	I-50035387284	WHITE CAP CONSTRUCTION SUPPLY Clear Polyfilm Visqueen Roll	R 3/11/2026	568.89		057984		568.89
00010	I-5523225823 I-5523225982	AIRGAS USA LLC Gas Cylinder Rental - PL Gas Cylinder Rental - PL	R 3/18/2026 R 3/18/2026	192.43 120.56		057985 057985		312.99
00012	I-5665-1082517	ALL-PHASE ELECTRIC SUPPLY CO. PVC Conduit & 90 Deg Bell - EM	R 3/18/2026	140.34		057986		140.34
03044	I-11X7-HY71-DR4F I-14DD-RL4D-DNFN I-16KF-FR7J-F3TY I-174M-96NC-N4LK I-174M-96NC-Q7JJ I-174M-96NC-RG6V I-1DDR-RTJC-HRKC I-1F94-QC4V-JVKP I-1GD3-6YDP-3D9R I-1GX1-FXR1-V1W6 I-1KTJ-RH9P-HVKP I-1KXR-F6LK-F7KM I-1L6T-DC6N-43JM	Amazon Capital Services Caulk & Adhesive Gun - WP Electronic Ear Muffs - TP Security Camera System - FISH Mower Blade Set - LCRA Internal Hard Drive - FISH Uniform Hats - PL USB C Charges Block - TP Inflatable Life Jacket - TP Cleaner & Degreaser - WP Uniform Hats - PL Repair Required Tags - LCRA Ice Packs & Siploc Bags - WP Clear Tape - IT	R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026 R 3/18/2026	27.66 247.40 117.96 117.96 102.69 101.35 17.14 245.78 25.73 182.43 17.15 202.85 52.50		057987 057987 057987 057987 057987 057987 057987 057987 057987 057987 057987 057987 057987		

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-1L6T-DC6N-MH4X	First Aid Ice Pack - WP	R	3/18/2026	18.18	057987		
	I-1PV7-HXYG-KTFW	Trimmer Head - WP	R	3/18/2026	291.75	057987		
	I-1RYM-KGDM-9PQM	Drill Driver - IT	R	3/18/2026	84.73	057987		
	I-1XLD-TQNG-XG1H	Mower Deck Parts - LCRA	R	3/18/2026	10.61	057987		
	I-1YVP-P6Y7-3R7W	Ergonomic Mouse - ENG	R	3/18/2026	71.80	057987		1,935.67
00840		AQUA-METRIC SALES COMPANY						
	I-INV0113110	2" OMNI C2 MMP - UT	R	3/18/2026	8,862.21	057989		8,862.21
01703		ARNOLD LAROCHELLE MATTHEWS						
	I-14049	Matter #5088-001	R	3/18/2026	6,570.67	057990		6,570.67
01666		AT & T						
	I-000024929123	Local, Regional, Long Distance	R	3/18/2026	674.48	057991		674.48
00018		AT & T MOBILITY						
	I-287294256431X0326	Acct#287294256431	R	3/18/2026	732.37	057992		732.37
03429		AT&T						
	I-7813742118	Acct#8310011246015	R	3/18/2026	2,229.77	057993		2,229.77
00030		B&R TOOL AND SUPPLY CO						
	I-1901023248	Plug Tap - LCRA	R	3/18/2026	31.17	057994		31.17
00679		BAKERSFIELD PIPE & SUPPLY INC						
	I-S3289514.001	Disposable Gloves - EM	R	3/18/2026	75.32	057995		75.32
09983		California Water Efficiency Pa						
	I-PD260310-37	Smart Rebate Program - PR	R	3/18/2026	10,000.00	057996		10,000.00
03702		Cannon Corporation						
	I-95253	V-SB Intertie Design Service	R	3/18/2026	8,033.50	057997		8,033.50
06004		Catalina Paints						
	I-OJ041358	Aircap Nozzle - LCRA	R	3/18/2026	86.38	057998		
	I-OJ041486	White Primer - LCRA	R	3/18/2026	9.73	057998		
	I-OJ041808	Primer Base - LCRA	R	3/18/2026	91.04	057998		
	I-OJ042001	Prime & Grit Multihole Holes	R	3/18/2026	177.62	057998		364.77
03021		Central Communications						
	I-000039-461-691	Call Center 02/25	R	3/18/2026	134.75	057999		134.75
00117		CERTEX USA, INC						
	I-10829814-00	Wire Coated Looped Cables - LC	R	3/18/2026	5,653.15	058000		5,653.15

VENDOR SET: 01 Casitas Municipal Water D

BANK: AP ACCOUNTS PAYABLE

DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00752	I-4211109							
	COLE-PARMER INSTRUMENT CO. luS/CM Cond. - LAB	R	3/18/2026	235.57		058001		235.57
00511	I-030226							
	Community Memorial Health Cent Drug Screening - LCRA	R	3/18/2026	60.00		058002		60.00
00062	I-9009-1066232							
	CONSOLIDATED ELECTRICAL Dell 450-AKMJ - EM	R	3/18/2026	591.32		058003		591.32
00719	I-82292357							
	CORELOGIC INFORMATION SOLUTION Realquest Subscription	R	3/18/2026	137.50		058004		137.50
01764	I-DP2601043							
	DataProse, LLC UB Mailing 02/26	R	3/18/2026	4,200.91		058005		4,200.91
06300	I-596057206							
	De Lage Landen Financial Servi Forklift Lease Payment Unit242	R	3/18/2026	6,019.95		058006		6,019.95
00081	I-U3390370							
	DELTA LIQUID ENERGY Propane - LCRA	R	3/18/2026	317.22		058007		
	I-U3390371							
	Propane - LCRA	R	3/18/2026	522.97		058007		840.19
02544	I-031273							
	Department of Justice Fingerprinting - LCRA/WP	R	3/18/2026	294.00		058008		294.00
06008	I-325724							
	Docu Products Copier Usage - DO	R	3/18/2026	236.82		058009		236.82
00086	I-030426							
	E.J. Harrison & Sons Inc Acct#500546088	R	3/18/2026	1,487.20		058010		1,487.20
06475	I-106566							
	Environmental Service Technolo Testing for Mold - LCRA	R	3/18/2026	595.00		058011		595.00
00099	I-602429A							
	FGL ENVIRONMENTAL OWS-Distribution Entry Point	R	3/18/2026	318.00		058012		
	I-602433A							
	Annual Reservoir Monitoring	R	3/18/2026	118.00		058012		
	I-602434A							
	Plant Effluent DBP 02/10/26	R	3/18/2026	582.00		058012		1,018.00
00115	I-9826941511							
	GRAINGER, INC Air Drum Pump & Paddle Latch Z	R	3/18/2026	2,203.04		058013		
	I-9837074005							
	Fall Protection Harness - TP	R	3/18/2026	156.07		058013		
	I-9838021302							
	Rubber Boot - TP	R	3/18/2026	163.98		058013		
	I-9839662484							
	GP Motor 1 HP - TP	R	3/18/2026	1,390.91		058013		3,914.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00596	HOME DEPOT							
I-7607141	M12 Fuel Die Grinder - EM	R	3/18/2026	288.44		058014		
I-7822074	Cylindrical Radium Bit & Tree	R	3/18/2026	76.08		058014		
I-7927162	Rotary Polisher - WP	R	3/18/2026	468.68		058014		833.20
05799	Jack Henry & Associates Inc.							
I-5216381	RemitPlus Express - ADM	R	3/18/2026	250.00		058015		250.00
00667	Kennedy/Jenks Consultants, Inc							
I-186410	VSB CM Support - ENG	R	3/18/2026	26,225.50		058016		26,225.50
02866	Lexipol, LLC							
I-INVPR11264631	PoliceOne Academy Annual Rate	R	3/18/2026	1,042.65		058017		1,042.65
04815	Jose Antonio Mateos Becerril							
I-01-00213402	Camping Cancellation - LCRA	R	3/18/2026	688.00		058018		688.00
00151	MEINERS OAKS ACE HARDWARE							
I-137092	Gloves & Flp Disc - WP	R	3/18/2026	50.50		058019		
I-137861	Painting Supplies - LCRA	R	3/18/2026	61.07		058019		
I-138594	Stain Cover Quart & Paint Can	R	3/18/2026	35.50		058019		
I-142184	Grind Stone & Cutter - LCRA	R	3/18/2026	27.01		058019		
I-142350	Painting Supplies - LCRA	R	3/18/2026	121.64		058019		
I-142393	AA Batteries & Tube Poly- TP	R	3/18/2026	41.61		058019		
I-142430	Metal Cut Whl, Bolts & Screws	R	3/18/2026	16.73		058019		
I-142445	Ball Valve & Gauge Pressure	R	3/18/2026	20.67		058019		
I-142454	Tubing Poly & Pro Plus Emitter	R	3/18/2026	18.11		058019		
I-142468	Power Block & Conduit Flx Pls	R	3/18/2026	231.98		058019		
I-142487	Paint Thinner & Paint Can - LC	R	3/18/2026	18.13		058019		
I-142658	Wrench Adj Card Cooper & Air D	R	3/18/2026	51.38		058019		
I-142786	Cm Pressure Washer - LCRA	R	3/18/2026	291.82		058019		
I-142864	House Wrap - MAINT	R	3/18/2026	96.51		058019		
I-142897	Caulk Remover & Spray Paint	R	3/18/2026	35.19		058019		
I-142898	Saw Blade Set - LCRA	R	3/18/2026	33.17		058019		
I-142914	Concrete Anchoring Epoxy & Wre	R	3/18/2026	238.18		058019		
I-142997	Viper 12" Ada Toilet - LCRA	R	3/18/2026	343.29		058019		
I-143057	Hammer Bit Set & Bolt Set Toil	R	3/18/2026	87.10		058019		
I-143098	Foil Wrap & Socket Adapter - L	R	3/18/2026	18.02		058019		
I-143114	Single Cut Key, Bolts & Screws	R	3/18/2026	43.62		058019		
I-143290	Primer Sealer & Mini Roll - TP	R	3/18/2026	44.63		058019		
I-143520	Plier & Wrench Adj Card Cooper	R	3/18/2026	55.23		058019		
I-143750	Chip Brush & Paint Pail - WP	R	3/18/2026	15.56		058019		1,996.65

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00912	I-20260041							
	OJAI BUSINESS CENTER, INC							
	Mailing - FISH & EM	R	3/18/2026	73.07		058022		73.07
00884	I-283743							
	OJAI TERMITE & PEST CONTROL, I							
	SA Plant Pest Control	R	3/18/2026	75.00		058023		75.00
00686	I-0307214							
	POLLARD WATER							
	Dechlor Tabs & Captor 5 Gals	R	3/18/2026	836.44		058024		836.44
01439	I-72810							
	PRECISION POWER EQUIPMENT							
	Line - MAINT	R	3/18/2026	64.64		058025		64.64
06479	I-120892							
	Edwin Ruiz							
	Camping Cancellation - LCRA	R	3/18/2026	1,075.00		058026		1,075.00
02756	I-IN-0000312708							
	SC Fuels							
	Gas - DO	R	3/18/2026	7,343.46		058027		7,343.46
06465	I-12152							
	TRITON ENVIRONMENTAL AND RESTO							
	Remediation Work - LCRA	R	3/18/2026	3,987.08		058028		3,987.08
01466	I-INV-42-0001682							
	VALVE AUTOMATION AND CONTROLS							
	8" Crane Butterfly Valve - TP	R	3/18/2026	2,927.93		058029		2,927.93
09955	I-354636							
	VENTURA WHOLESALE ELECTRIC							
	PVC Conn & 90 Degree Liq Tite	R	3/18/2026	103.83		058030		103.83
00247	I-409902							
	County of Ventura							
	Encroachment Permit PE26-0239	R	3/18/2026	430.00		058031		430.00
03758	I-9117-2601							
	County of Ventura - Fleet Serv							
	VC Fleet Services - MAINT	R	3/18/2026	3,263.25		058032		3,263.25
06056	I-DEP031826							
	Ameriflex							
	Dependant Care	R	3/18/2026	865.38		058033		
	I-FSA031826							
	FSA Deductions	R	3/18/2026	1,855.00		058033		2,720.38

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	100	1,130,540.35	0.00	1,130,540.35
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	13	266,659.26	0.00	266,659.26
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00	
		VOID CREDITS	0.00	0.00

TOTAL ERRORS: 0

VENDOR SET: 01 Casitas Municipal Water D
 BANK: AP ACCOUNTS PAYABLE
 DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
				INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT		
VENDOR SET: 01	BANK: AP	TOTALS:	NO 113	1,397,199.61	0.00	1,397,199.61		
BANK: AP	TOTALS:	113		1,397,199.61	0.00	1,397,199.61		
REPORT TOTALS:		113		1,397,199.61	0.00	1,397,199.61		

Adjudication Charge Fund Account

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

Adj. Checks: 000172-000174

Adj. Draft 001460

Voids:

Janyne Brown, Chief Financial Officer

VENDOR SET: 01 Casitas Municipal Water D

BANK: ADJ ADJUDICATION ACCOUNT

DATE RANGE: 3/05/2026 THRU 3/18/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
06426	LeBeau Thelen,LLP							
I-6	SB Channelkeeper Adj	R	3/11/2026	32,099.50		000172		32,099.50
01703	ARNOLD LAROCHELLE MATTHEWS							
I-13922	Matter #5088-016	R	3/18/2026	2,336.00		000173		2,336.00
05744	Kear Groundwater							
I-3746	Expenses Related to ADJ	R	3/18/2026	3,875.00		000174		3,875.00
06320	Marzulla Law,LLC							
I-10334	SB Channelkeeper Adjudication	D	3/18/2026	12,761.44		001460		12,761.44

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3	38,310.50	0.00	38,310.50
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	12,761.44	0.00	12,761.44
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00	
		VOID CREDITS	0.00	
			0.00	

TOTAL ERRORS: 0

VENDOR SET: 01	BANK: ADJ	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			4	51,071.94	0.00	51,071.94
BANK: ADJ		TOTALS:	4	51,071.94	0.00	51,071.94
REPORT TOTALS:			4	51,071.94	0.00	51,071.94

Minutes of the
Casitas Municipal Water District
Board of Directors Meeting held
March 11, 2026

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

Director Hajas led the pledge.

4. AGENDA CONFIRMATION

Confirmed as submitted.

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

Robert Lamarche and another member of the public spoke in favor of holding a Renaissance Fair at Lake Casitas Recreation Area. He was informed that the organizer of the event needs to start with the recreation staff first.

6. CONSENT AGENDA

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

6.b Minutes of the February 25, 2026 Board Meeting.
[2 25 2026 Min.pdf](#)

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

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

7. ACTION ITEMS

7.a Authorize the General Manager to execute Amendment No. 10 to the Agreement with Rincon Consultants, Inc., in an amount not to exceed \$99,268.00 for

Stormwater Pollution Prevention Plan (SWPPP) compliance services for the Ventura-Santa Barbara Counties Intertie, Specification No. 22-451.
[Board Memo_20260311.pdf](#)
[Rincon_Amendment No. 10.pdf](#)

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

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

- 7.b Approve an Easement Deed from Abbott Ranch, LLC, a California Limited Liability Company on Assessor's Parcel No. 008-0-160-460 for the purpose of installing and maintaining a pipeline for the Ventura-Santa Barbara Counties Intertie.
[Board Memo Easement 20260311 Abbott Ranch.pdf](#)
[Deed Easement - owners signed - Abbott Ranch LLC.pdf](#)

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

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

- 7.c Approval of the sale of a 1988 Winnebago Motorhome and a 2000 Tahoe Fury Trailer that were abandoned at the Lake Casitas storage area.
[Board Memo - Sale of Abandoned Vehicles in the LCRA RV Storage Area 031126.pdf](#)

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

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

8. INFORMATION ITEMS

- 8.a State Water Project Intertie Report.
[SWP Intertie Project Cost 2-28-26.pdf](#)
- 8.b Investment Report.
[Investment Report FY2026 February.pdf](#)
- 8.c Consumption Report.
[Consumption 2025-2026.pdf](#)

The Information Items were received.

9. GENERAL MANAGER COMMENTS

GM Flood reported that the lake is full, with a trickle going over.

Mobilization on the Intertie project has started with horizontal directional drilling to begin soon.

Kid's Fishing Day will be on Saturday, April 25.

10. BOARD OF DIRECTOR REPORTS ON MEETINGS ATTENDED

Director Brennan attended the AWA Directors meeting on March 5th where they were working on programming for the remainder of the year, and the nominating committee meeting for the officers for next year.

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

None

President Kaiser moved the meeting to closed session at 5:22 p.m.

12. CLOSED SESSION

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

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

President Kaiser moved the meeting back into open session at 6:05 p.m. with Mr. McNulty stating the board met in closed session and there were no actions taken.

13. ADJOURNMENT

President Kaiser adjourned the meeting at 6:06 p.m.

Brian Brennan, Secretary

**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

TO: BOARD OF DIRECTORS
FROM: MICHAEL FLOOD, GENERAL MANAGER
SUBJECT: CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO
ACQUIRE PROPERTY BY EMINENT DOMAIN FOR A PORTION OF
PARCEL NO. 008-0-190-105
DATE: MARCH 25, 2026

RECOMMENDATION:

- Consider Adoption of Resolution of Necessity to Acquire Property by Eminent Domain for a Portion of Parcel No. 008-0-190-105

BACKGROUND:

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

Casitas staff have communicated about the project to the property owners for several years. The proposed purchase is approximately 7,267 square feet, or 0.17 acres. The entire parcel is approximately 38.76 acres.

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

At their meeting of February 25, 2026, the Board set a hearing date of March 25, 2026, to consider a Resolution of Necessity to Acquire Property by Eminent Domain. The Resolution is attached hereto. A Notice of Hearing Regarding Intent of the Board of Directors of the Casitas Municipal Water District to Consider Adoption of a Resolution of Necessity to acquire Property by Eminent Domain was sent on February 26, 2026, via regular mail to the property owner and via email to the property owner and their attorney. A letter was received from the attorney (attached) indicating their desire to be heard and intent to appear at the hearing.

Attachments:

- Resolution of Necessity to Acquire Property by Eminent Domain for a Portion of Parcel No. 008-0-190-105
- Attorney Response letter dated March 13, 2026

CASITAS MUNICIPAL WATER DISTRICT

RESOLUTION NO. 2026-03

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

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

WHEREAS, pursuant to Section 7267.2 of the California Government Code, on December 30, 2025, the District sent a written offer or letter of intent to purchase the subject property to the owners of record, Margaret L. Morgan and George L. Morgan, offering the owners of record \$95,850.00 as just compensation for the interests in real property;

WHEREAS, pursuant to Section 7267.2(a) of the California Government Code, the District provided just compensation for the property by offering the purchase price of \$95,850.00 to the owner of record, as determined by a detailed cost analysis and appraisal by Hoffman, Vance and Worthington, Inc; and

WHEREAS, pursuant to Section 7267.2(b) of the California Government Code and Section 1263 et seq. of the Code of Civil Procedure, the District included the calculations and narrative explanation supporting the appraisal by Hoffman, Vance and Worthington, Inc., which stated that \$95,850.00 is the fair market value of the property based on the highest and best use, as determined by the comparable purchase prices of nearby properties, an analysis of the existing encumbrances on the property, and the overall economics of the area.

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

1. The District intends to construct a pump station and related facilities in conjunction with the Ventura-Santa Barbara Counties Intertie Project.
2. To complete construction, the District must acquire the below interests in real property:
 - a. The conveyance of a total of 7,267 square feet in fee. The certain property to be conveyed is more particularly described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated herein by reference located within the City of Ventura, County of Ventura, State of California.
 - b. A 17,073-square foot access easement for the purposes of accessing District facilities for operation, maintenance, and repair and for all other related activities

and purposes in, on, over, under, through, and across that certain portion of the Real Property which is described and depicted in Exhibits “C” and “D” and attached hereto and incorporated by reference herein located within the City of Ventura, County of Ventura, State of California.

- c. A 41,424 square foot temporary construction easement (“TCE”) for the purposes of facilitating construction of District facilities and improvements (“District Facilities”), including the right to place equipment and vehicles, pile earth thereon, and utilize said Temporary Construction Easement for all other related activities and purposes in, on, over, under, through, and across that certain portion of the Real Property which is described and depicted in Exhibits “E” and “F” and attached hereto and incorporated by reference herein located within the City of Ventura, County of Ventura, State of California.

Said TCE shall commence fifteen (15) days after issuance by the District of a Notice of Commencement of Construction, which shall be issued to Grantor and shall automatically terminate upon completion of construction of District Facilities and restoration of the TCE area, or one (1) year after the effective date of the Notice of Commencement of Construction, whichever occurs first; however, District shall have the right to extend the Temporary Construction Easement term in additional three (3) month increments if District determines that additional time beyond the one year period is necessary for construction completion. In such case, District shall have the unilateral right to extend the TCE for a period through construction completion and agrees to compensate Grantor **\$500** per month on a month-to-month basis. 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.

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

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

3. The property interests herein described are a portion of the larger parcel located at 4454 Casitas Pass Road, Ventura, California 93001 and known by accessor parcel number 008-0-190-105 (“Larger Parcel”).
4. These property interests are necessary for the completion of the Project. The District is authorized to acquire the property interests by eminent domain for the public use set forth herein in accordance with the California Constitution, Article 1, Section 19; the California Eminent Domain Law, Code of Civil Procedure Section 1230.010 et seq., including, but not limited to, sections 1240.010 through 1240.050 inclusive, and sections 1240.110, 1240.120, 1240.220, 1240.320, 1240.330, 1240.350, 1240.410, 1240.510, 1240.610, 1240.650; Government Code Sections 25350.5, 38730, 40404, and other provisions of law.
5. At their meeting of February 25, 2026, the Board set a hearing date of March 25, 2026, to consider a Resolution of Necessity to Acquire Property by Eminent Domain. A Notice of Hearing Regarding Intent of the Board of Directors of the Casitas Municipal Water District to Consider Adoption of a Resolution of Necessity to acquire Property by Eminent Domain was sent on February 26, 2026, via regular mail to the property owner and via email to the property owner and their attorney. The Notice of Hearing advised the persons of their right to be heard on the matters referred to in the Notice of Hearing on the date and at the time and place stated.
6. The hearing referenced in the Notice of Hearing was held on March 25, 2026, at the time and place stated in the Notice of Hearing. All interested parties were given an opportunity to be heard. The hearing was then closed.
7. Based upon the evidence presented in the staff report and materials provided to the Board, and evidence and testimony presented at the hearing, the Board of Directors of the Casitas Municipal Water District **FINDS, DETERMINES, DECLARES, AND RESOLVES** each of the following:
 - a. The public interest and necessity require the proposed Project;
 - b. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
 - c. The interest in property sought to be acquired by eminent domain is necessary for the proposed Project;

- d. The offer to purchase required by California Government Code Section 7267.2 was made to the owners of the Property Interests.
 - e. The necessary notice of hearing on this Resolution has been given, as required by Code of Civil Procedure section 1245.235;
 - f. The District has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain to acquire the property described herein, as well as any other matter regarding the right to take said property by eminent domain, including but not limited to, making the offer required by Government Code Section 7267.2(a); and
 - g. The District has fully complied with all provisions of the California Environmental Quality Act for the Project.
8. Under direction of the General Counsel, the General Manager is hereby authorized to acquire in the name of the District the property interests described in this Resolution in accordance with the provisions of California Eminent Domain Law, to commence an action in eminent domain, to deposit the probable amount of compensation with the State Treasury, to apply to the Superior Court for an order permitting the District to take immediate possession and make immediate use of the property for the Project, and to take all necessary steps to acquire the property under the law.
9. This Resolution shall be effective immediately upon its adoption. The District Clerk shall certify the adoption of this Resolution and certify this record to be a full true, correct copy of the action taken.

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

AYES:

NOES:

ABSENT:

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

Dated:

District Clerk

GLENN L. BLOCK
GLB@CALEDLAW.COM
DIRECT DIAL – 818-957-6577

March 13, 2026

VIA EMAIL [rvieira@casitaswater.com]

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

Re: March 25, 2026 – Casitas Municipal Water District
Parcel No.: 008-0-190-105
Site Address: 4454 Casitas Pass Road, Ventura, CA 93001
Owner: Margaret L. Morgan

To The Board Members:

We are eminent domain counsel to Margaret L. Morgan and George L. Morgan (“Morgan Family”), the owners of the above-referenced property (“Subject Property”), regarding the Casitas Municipal Water District (“District”) proposed acquisition of a pump station site, a permanent access easement, and a temporary construction easement for the Ventura–Santa Barbara Counties Intertie/Red Mountain Pump Station Project (“Project”). The Morgan Family hereby objects to the Board’s consideration of a Resolution of Necessity (“RON”) to acquire these property interests and, if the hearing proceeds, respectfully requests the opportunity to be heard at the public hearing on March 25, 2026.

Adoption of a Resolution of Necessity is improper because there is insufficient substantive evidence to establish the requirements of Cal. Code Civ. Proc. §1240.030 and §1245.230. Among other evidentiary deficiencies, acquisition of interests in the Subject Property is not necessary for the Project because, among other reasons, there are reasonable Project design alternatives that would not necessitate acquisition of portions of the Subject Property. Additionally, the District did not consider any reasonably suitable alternative Project locations or designs and thus cannot establish that the Project is planned consistent with the greatest public good and least private injury.

Furthermore, the District’s consideration of a Resolution of Necessity is a sham as the District is pre-committed to proceeding and adoption is a foregone conclusion. See, e.g., *Redevelopment Agency v. Norm's Slauson* (1985) 173 Cal.App.3d 1121. This is because the District has already secured funding for the Project, awarded a construction contract, and issued a notice to proceed, all before acquiring the necessary

property rights—or even having considered adoption of a Resolution of Necessity. This is wholly improper.

Moreover, this matter should be removed from the March 25, 2026 agenda because it is premature: the District failed to make a legally sufficient and proper offer of just compensation and the District failed to provide the Morgan Family a reasonable opportunity to obtain an independent appraisal or engage in substantive negotiations to resolve this matter without the necessity of litigation.

The District’s rushed and frantic attempt to expeditiously adopt a Resolution of Necessity – in violation of its explicit legal obligations – is in bad faith and a blatant display of injustice.

Unless and until the District makes a proper offer and the parties are afforded the opportunity to engage in substantive negotiations, it is premature and improper for the District to proceed with consideration of a Resolution of Necessity to take the Morgan Family Property.

In the event the District denies the Morgan Family’s request to remove this matter from consideration on March 25, 2026, and proceeds with the public hearing for consideration of a Resolution of Necessity to acquire the Subject Property, the Morgan Family objects on several grounds, as discussed below:

1. THE DISTRICT CANNOT ESTABLISH THAT THE MORGAN PROPERTY IS “NECESSARY” FOR THE PROJECT AS REQUIRED BY CAL. CODE CIV. PROC. § 1240.030(c)

Adoption of a Resolution of Necessity in the absence of substantial evidence, or where the condemnor is committed to taking the property regardless of the evidence presented, constitutes a gross abuse of discretion. “A gross abuse of discretion occurs where the public agency acts arbitrarily or capriciously, renders findings that are lacking in evidentiary support, or fails to follow the required procedures and give the required notices before condemning the property. (*City of Saratoga v. Hinz* (2004) 115 Cal.App.4th 1202, 1221).” *City of Stockton v. Marina Towers LLC* (2009) 171 Cal.App.4th 93, 114.

Moreover, “It has been judicially recognized that ‘[i]mplicit in this requirement of a hearing and the adoption of a resolution of necessity is the concept that in arriving at its decision to take, the Agency engage in a good faith and judicious consideration of the pros and cons of the issue and that the decision to take be buttressed by substantial

evidence of the existence of the three basic requirements set forth in Code of Civil Procedure, section 1240.030, ...' (*Redevelopment Agency v. Norm's Slauson* (1985) 173 Cal.App.3d 1121, 1125–1126) In short, the statutory requirement that a public entity adopt a Resolution of Necessity before initiating a condemnation action is designed to ensure that public entities will verify and confirm the validity of their intended use of the power of eminent domain prior to the application of that power in any one particular instance." *San Bernardino County Flood Control Dist. v. Grabowski* (1988) 205 Cal.App.3d 885, 897.

If the District were to abuse its discretion in adopting a Resolution of Necessity, the Morgan Family will raise these objections in the eminent domain action. And, if successful, the action would be dismissed and the District would be obligated to compensate the Morgan Family for damages and litigation costs, including legal and expert fees. Cal. Code of Civ. Proc. §1268.610 and §1268.620.

The District cannot establish by substantive evidence that acquisition of the specific property interests sought from Morgan at this particular location is “necessary” for the Project as required by Cal. Code Civ. Proc. § 1240.030(c).

The District’s environmental document vaguely describes the Project along the overall route and discusses only general pipeline alignments and fails entirely to provide any substantive analysis of the need for a particular Project design or the Morgan Property. In other words, the District cannot demonstrate by substantive and substantial evidence that the Project plans and design for a pump station and associated access and construction easements located on the Morgan parcel is necessary, in comparison or consideration of other reasonable and feasible locations or configurations nearby that would accomplish the same intertie and operational functions.

Under Cal. Code Civ. Proc. § 1240.030 and its Legislative Committee Comment, an agency’s burden to prove “necessity” includes demonstrating that reasonable alternative locations and designs have been identified and considered, and that the particular property sought to be condemned is in fact required, rather than chosen merely for convenience or because of prior internal commitments. Here, the record does not show that the District has conducted a specific alternatives analysis. Without such a showing, the District cannot meet its burden to prove that this specific taking from Morgan is “necessary” for the Project.

2. THE DISTRICT CANNOT ESTABLISH THAT THE PROJECT IS PLANNED IN A MANNER CONSISTENT WITH THE GREATEST PUBLIC GOOD AND LEAST PRIVATE INJURY AS REQUIRED BY CAL. CODE CIV. PROC. § 1240.030(b).

Separately, the District cannot establish by substantive evidence that the Project is planned or located in the manner “most compatible with the greatest public good and the least private injury” as required by Cal. Code Civ. Proc. § 1240.030(b).

In order to adopt a Resolution of Necessity to acquire permanent and temporary interests in the Morgan Family’s property and proceed with the Project, the District must make several findings and determinations required per Cal. Code Civ. Proc. §1240.030 which provides, “The power of eminent domain may be exercised to acquire property for a proposed project only if all of the following are established: (b) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.”

Per the Legislative Comment to this statute, “Subdivision (b) prevents the taking of property by eminent domain unless the proposed project is planned or located in the manner that will be compatible with the greatest public good and the least private injury. This limitation, which involves essentially a comparison between two or more sites, has also been described as ‘the necessity for adopting a particular plan’ for a given public improvement. ... Proper location is based on two factors: public good and private injury. Accordingly, the condemnor’s choice is correct or property ***unless another site would involve an equal or greater public good and a lesser private injury.***” Cal. Code Civ. Proc. §1240.030, Legislative Committee Comment; emphasis added; citations omitted.

The Morgan Family Property is reasonably and imminently intended to support rural residential use in the general area where the District now proposes to construct the pump station and associated easements. By placing a permanent, industrial-scale pump station, a long-term access easement, and a substantial temporary construction area immediately adjacent to that structure and interfering with the intended rural residential use, the District is creating extensive and onerous, but avoidable, private injuries, including: interference with the practical ability to develop the residence where planned; increased noise and operational activity affecting future occupants; additional lighting and visual impacts that are inconsistent with rural residential character; and increased traffic and utility presence on the Property. Essentially, the proposed Project will destroy the Morgan Family’s privacy and peaceful and quiet enjoyment of the property and right to exclude others from their property, among other severe, substantial detrimental impacts.

Consideration of reasonably suitable Project alternatives (location and/or design) would substantially reduce these site-specific impacts while still allowing the Project to function and achieve the same purported public good. Yet there is no evidence that the District considered, analyzed or evaluated any potential different designs, plans or refinements. Thus, the District cannot establish by substantive and substantial evidence that the Project is planned or located consistent with the greatest public good and least private injury.

3. CONSIDERATION OF THE PROPOSED RESOLUTION OF NECESSITY IS PREMATURE BECAUSE THE DISTRICT HAS NOT MADE A LEGALLY SUFFICIENT OFFER AS REQUIRED BY CAL. GOVT. CODE §7267.2, ET SEQ.

The District's initial offer of compensation is improper and fundamentally deficient in several respects. As such, the District cannot establish that it has made a proper offer of compensation in compliance with Cal. Code Civ. Proc. § 1245.230(c)(4) and Cal. Govt. Code § 7267.2(b)(3).

The District's appraisal does not properly reflect the fair market value of the Subject Property as required by Cal. Code Civ. Proc. § 1263.320 because it values the acquired interests as if they were simply portions of generic "open space/rural residential" land, ignoring the reality that the Property is reasonably and imminently intended for rural residential development, in and adjacent to the area where the District proposes to construct the pump station and related facilities. Thus, the District's initial appraisal fails to value the Subject Property as it actually exists or as it is reasonably and imminently expected to be developed, and it does not account for the significant damage to the larger Property and its rural residential potential as required by Cal. Code Civ. Proc. § 1263.420.

Although the District's appraisal indicates that severance damages were considered, the stated amount does not appear to capture the full extent of the Project's impacts on the Subject Property, and the appraisal offers no clear, transparent explanation of how those damages were calculated. It also fails to provide a clear, specific analysis of the Subject Property as to how the proposed pump station, permanent access easement, and temporary construction easement will affect the planned future residential development of the property, and the property's long-term usability and marketability for rural residential purposes. This is a clear violation of Cal. Govt. Code § 7267.2, which requires that the condemnor's appraisal "contain detail sufficient to indicate clearly the basis for the offer, including ... just compensation ... for damages to remaining real property" (Cal. Govt. Code § 7267.2(b)(3)).

The eminent domain law requires that before a public agency considers adoption of a Resolution of Necessity, it must make an offer based on a legally sufficient appraisal representing fair compensation. Here, the District failed to make such an offer. Thus, the District has not made an offer that complies with Cal. Code Civ. Proc. § 1245.230(c)(4) and Cal. Govt. Code § 7267.2, so consideration of a Resolution of Necessity at this time is premature.

4. IT IS IMPROPER FOR THE DISTRICT TO PROCEED WITH THE HEARING ON A RESOLUTION OF NECESSITY BECAUSE THE DISTRICT VIOLATED CAL. GOVT CODE § 7267.1 BY FAILING TO “MAKE EVERY REASONABLE EFFORT” TO ACQUIRE THE MORGAN PROPERTY BY NEGOTIATION.

Cal. Govt. Code § 7267.1 requires the District to “make every reasonable effort to acquire expeditiously real property by negotiation.” Here, the District failed to comply with this requirement because it rushed scheduling of the Resolution of Necessity hearing before providing Morgan a reasonable opportunity to respond to the District’s initial offer, obtain an independent appraisal, and engage in substantive, good-faith negotiations.

The District transmitted its offer to Morgan on December 30, 2025, and then shortly thereafter, noticed a Resolution of Necessity hearing for March 25, 2026. During this compressed period, there were only limited contacts, and no meaningful negotiations occurred regarding the adequacy of the appraisal, the treatment of severance damages, or potential adjustments to the Project’s design and site alternatives on or near the Morgan Family Property. There is no present urgency that would justify bypassing the statutory preference for negotiated acquisition, particularly where design refinements and possible site alternatives may be available and have not been fully evaluated with Morgan’s participation.

The District’s effort to expeditiously adopt a Resolution of Necessity and move toward an eminent domain action before the parties have even had a realistic opportunity to complete appraisals and negotiate violates State and Federal prohibitions against coercive actions by a public agency. “The Agency shall not advance the time of condemnation ... or take any other coercive action in order to induce an agreement on the price to be paid for the property.” Title 24 Code of Federal Regulations § 24.102(h); see also similar California provision in Title 25 California Code of Regulations § 6182(j)(1). By scheduling a RON hearing so soon after making its initial offer, in the context of a complex acquisition involving a permanent pump

station, access easement, and temporary construction rights, the District is effectively using the threat of condemnation to pressure Morgan rather than first making every reasonable effort to resolve the matter by negotiation.

Moreover, the District has already secured funding and awarded a construction contract, and has issued a notice to proceed, all before acquiring the necessary property interests from Morgan. Those steps, taken before completing good-faith negotiations, heighten the coercive effect: they create a sense that the District has already made up its mind about using this site, leaving little room for meaningful consideration of alternatives and that Morgan must either accept the District's position or face litigation driven by a pre-set construction schedule. This sequencing is fundamentally inconsistent with the requirement that acquisition be preceded by reasonable negotiation efforts rather than dictated by internal project deadlines.

Meaningful negotiation has also been impossible because the District has not provided Morgan with construction plans for the Project. The plans referenced in the appraisal are limited and fail to provide a clear understanding of the Project as proposed. Until full plans are provided, the Morgans cannot reasonably evaluate the District's offer or obtain an informed appraisal that accounts for both construction-related and long-term operational impacts.

Because Morgan has not yet been afforded a fair opportunity to fully evaluate the District's appraisal, develop and present an independent appraisal, or engage in substantive, good-faith negotiations on both compensation and potential design and site modifications, the District has failed to make "every reasonable effort" to acquire the Property by negotiation as mandated by Cal. Govt. Code § 7267.1. Unless and until the parties have the opportunity to freely and reasonably engage in good-faith negotiations, consideration of a Resolution of Necessity to initiate an eminent domain lawsuit and litigate this matter is premature and improper.

5. THE DISTRICT'S MITIGATED NEGATIVE DECLARATION IS INADEQUATE; THE DISTRICT HAS NOT COMPLIED WITH CEQA REQUIREMENTS

The District elected to rely on an Initial Study/Mitigated Negative Declaration ("IS-MND") for the Ventura–Santa Barbara Counties Intertie Project instead of preparing an Environmental Impact Report. This is insufficient to comply with applicable CEQA standards for this Project. Among other reasons, under CEQA's "fair argument" standard, an EIR is required whenever substantial evidence supports a fair argument that a project may have a significant environmental effect, even if the agency believes mitigation can

Rebekah Vieira, Clerk
Casitas Municipal Water District
March 13, 2026
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avoid or reduce that impact. See Pub. Res. Code § 21082.2(a) and (d); CEQA Guidelines § 15064(f)(1); *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68; *Quail Botanical Gardens Found. v. City of Encinitas* (1994) 29 Cal.App.4th 1597; *Keep Our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal.App.4th 714.

Because the District has not complied with all applicable CEQA requirements, the District cannot proceed with consideration of the RON or the Project.

6. CONCLUSION

For the foregoing reasons, among others, the Morgan Family respectfully requests that the Casitas Municipal Water District Board of Directors remove consideration of adoption of a Resolution of Necessity to acquire the Morgan Property from its March 25, 2026 meeting agenda.

In the event that the public hearing proceeds on March 25, 2026, the Morgan Family requests the opportunity to appear before the Board and be heard with respect to their objections to the proposed Resolution of Necessity. Please also ensure that this letter is presented to the Board for consideration and included in the public record for this matter.

The Morgan Family hereby requests that prior to the March 25, 2026 public hearing the District identify any and all evidence to be presented to the Board and upon which the Board will be relying in consideration of the Resolution of Necessity.

Very truly yours,



Glenn L. Block
California Eminent Domain Law Group,
a Professional Corporation

cc: Margaret L. Morgan and George L. Morgan
Michael Flood, General Manager Casitas Municipal Water District-via email

**CASITAS MUNICIPAL WATER DISTRICT
Board of Directors Memo**

DATE: March 20, 2026

TO: Board of Directors

FROM: Michael Flood, General Manager

SUBJECT: Set a hearing for the Regular Board Meeting of April 22, 2026 for the review and possible approval of an adjustment to User Fees at the Lake Casitas Recreation Area.

RECOMMENDATION

The Board set a hearing for review and possible approval of an adjustment to User Fees at the Lake Casitas Recreation Area for the Regular Board Meeting of April 22, 2026

BACKGROUND AND OVERVIEW

Over the past several years, Casitas MWD has reviewed and made adjustments to the User-Fee Schedule at the Lake Casitas Recreation Area.

In considering adjustments for 2026, staff has focused on the park entrance fee.

ANALYSIS

The current Weekdays/Non-Season entrance fee of \$10 has been in place since 2008.

The current Sat/Sun & Holiday entrance fee of \$20 has been in place since 2016.

Staff recommends that these fees be adjusted to \$15 (Weekdays/Non-Season) and \$25 (Sat/Sun & Holidays)

The proposed revised user fee schedule is attached.

The Recreation Committee reviewed the proposed User Fee adjustment at its March 18, 2026 Special Meeting and asked staff to forward the proposed adjustments to the Board for further review.

	Current Everyday	Wkday Easter- Labor Day	Purposed Everyday	Wkday Easter- Labor Day
Lake Casitas Recreation Area User Fees:	Non-Season	Sat-Sun & Holidays	Non Season	Sat-Sun Holidays
Daily Vehicle Permits				
Per day, per motor vehicle	\$10.00	\$20.00	\$15.00	\$25.00
Per day, per passenger bus	\$30.00	\$30.00		
Per day/night per pet Note: 1 Pet Included with FV Decal	\$3 / \$5	\$3 / \$5		
Boat Permits:				
Per day, per boat (Subject to Quarantine)	\$20.00	\$20.00		
Per day, per canoe, kayak (Subject to Quarantine)	\$10.00	\$10.00		
Per night, per boat	\$25.00	\$25.00		
Canoe/Kayak per night, per unit	\$10.00	\$10.00		
Tamper Proof Cable & Lock and Inspection	\$75.00	\$75.00		
Re-Inspection (no cable, lock)	\$40.00	\$40.00		
Annual Permits				
Frequent Visitor Annual Decal (Includes 1 Pet)	\$165.00	\$165.00		
Senior Frequent Visitor Annual Decal (65+) (1 Pet)	\$160.00	\$160.00		
Additional FV Annual Decal (Same household)	\$75.00	\$75.00		
Annual Boat Permit	\$150.00	\$150.00		
Annual Canoe/Kayak Permit	\$50.00	\$50.00		
Replacement/transfer of Annual Permit	\$30.00	\$30.00		
Casitas Water Adventure				
Single Splash Pass (0-2-year-old free)		\$23 / 28		
Season Pass weekday only		\$125.00		
Water Aerobics Classes single / 5 single visits		\$10 - \$45		
Group Sales 25 minimum weekdays only		\$20.00		
Reservation Fee		\$20.00		
Shade Canopy		\$85.00		
*New Cabana Rental (max 8 persons)		\$100.00		
*CWA Lodge 1 room rental / 2 room rental 15 max per room. (Includes 10 tickets and vehicle).		\$250/\$500		
Camping Permits: Per night, vehicle, site. Maximum in all sites - 8 persons				
Tent Sites	\$40.00	\$46.00		
Basic sites electric & water only	\$50.00	\$60.00		
Deluxe sites, electricity, water, sewer & concrete pad	\$65.00	\$72.00		
Executive sites, electricity, water, sewer & pad	\$79.00	\$87.00		
Premium Executive and Deluxe sites	\$68-\$84	\$77-\$92		
Overflow, per unit, per night	\$55.00	\$55.00		

	Current Everyday	Wkday Easter- Labor Day	Purposed Everyday	Wkday Easter- Labor Day
Lake Casitas Recreation Area User Fees:	Non-Season	Sat-Sun & Holidays	Non Season	Sat-Sun Holidays
Extra vehicle per night - based on availability	\$20.00	\$30.00		
Late Check-Out / Renewal Fee	\$30.00	\$30.00		
Cancellation Fee, Per Site, and or within 48 / 24 hrs.	\$10 / 25% 50%	\$10 / 25% 50%		
Change Reservation Fee, Per Site	\$10.00	\$10.00		
Non-Refundable Reservation Fee, Per Site	\$20.00	\$20.00		
Cabin Rentals				
Sycamore, Sleeps up to 4, pet fee \$20 (2-night min)	\$180.00	\$230.00		
Oak, Sleeps 6 to 8, no pets (2-night min)	\$230.00	\$260.00		
Snowbird Off-Season Agreement Contract 60 nights minimum				
Basic sites electricity, water & concrete pad	\$45.00	N/A		
Deluxe sites electricity, water & concrete pad	\$45.00	N/A		
Executive, electricity, water, sewer, concrete pad	\$83.00	N/A		
Group Camping				
Owl Court Camp Group Area per night	\$430.00 Includes 10 vehicles			
Trout Camp Group Area per night	\$410.00 Includes 10 vehicles			
Owl / Trout Camp Group Area – Reservation Fee	\$100.00			
Pollywog Camp Group Area per night	\$205.00 Includes 5 vehicles			
Pollywog Camp Group – Reservation Fee	\$50.00			
Deer Camp Group Area per night	\$205.00 Includes 5 vehicles			
Deer Camp Group - Reservation Fee	\$100.00			
Picnic Area Reservation	\$200.00			
Pickleball Court Reservation Includes Picnic 1	\$300.00			
Recreational Vehicle Storage				
Back in storage sites up to 32 feet	\$150.00 prorated			
Pull thru storage sites up to 45 feet	\$175.00 prorated			
Canoe / Kayak storage racks	\$25.00			
Impound fee	\$75.00			

**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

TO: BOARD OF DIRECTORS
FROM: MICHAEL FLOOD, GENERAL MANAGER
SUBJECT: APPROVE AN AGREEMENT WITH VISTA PUNTA GORDA LLC
REGARDING VOLUNTARY AGRICULTURAL/ AGRICULTURAL-DOMESTIC
PRICING
DATE: 03/20/26

RECOMMENDATION:

The Board approve the agreement as presented and authorize the General Manager to execute same.

BACKGROUND:

On November 12, 2025 the Board of Directors adopted a five-year rate schedule for calendar years 2026-2030. The scope of the Rate Study included updating the 10-year financial plan and developing a rate structure sufficient to generate revenues needed to cover the cost of service and maintain the District's financial reserves to policy levels.

The process leading up to water rates adoption involved several public meetings and discussions related to the proposed water rates. As a result of the discussions, an Ad-Hoc Committee was been formed to review a potential voluntary pricing agreement for Agricultural/Agricultural-Domestic customers.

The Ad-Hoc Ag/Ag-Domestic Rates Committee met several times over in the intervening months to review a draft agreement, outreach to customers and customer feedback.

ANALYSIS:

Casitas' proposed water rates are structured to collect 50 percent of rate revenue from volumetric charges based on the amount of water used, although more than 80 percent of costs to operate and maintain the water system are fixed. This type of rate structure incentivizes conservation but can have a significant impact on District finances if actual water usage is less than planned.

The water rate study assumed a total water use of 9,800 AFY, which is approximately 31.39% higher than actual water usage in Fiscal Year 2023-2024 (FY 2024). Casitas staff have been approached by an agricultural customer who has indicated they intend to use more water than assumed in the water rate study and requested a modified water rate.

An adjustment to the rate study assumptions was not recommended since it was unknown if the entire Agricultural and Agricultural-Domestic customer classes would collectively use more water. District finances could be at risk if actual water use is lower than planned. However, a voluntary pricing agreement in which participating customers would commit to a fixed payment

based on the concept of a “minimum take” usage would have the benefit of increased revenues to the District while meeting the fixed costs contemplated in the most recent rate study.

Terms of the proposed voluntary pricing agreement include:

1. Minimum take based on a 33 percent increase in usage over the Rate Study assumptions (this results in a minimum usage approximately 74% higher than FY 2024 actual use).
2. The District is under a declared Stage Action Level of either Stage 1 or Stage 2 as per the most recent version of the District’s Water Efficiency and Allocation Program (WEAP).
3. The rate study volumetric rate is reduced by 25%.
4. Customer will be billed in twelve (12) equal monthly payments for water use amounts of 1.74 times the FY 2024 demand for each account.
5. In any given year, Customer will be billed for water use that exceeds 1.74 times the FY 2024 demand at the associated adjusted volumetric rate in their January billing of each year.
6. Water demands may be aggregated between individual meters that serve parcels that are contiguous (share at least one common property line) only.
7. The Customer may elect to discontinue participation in the program by notifying the District’s General Manager in writing by December 1st of each year. A Customer that discontinues participation in the program may elect to participate in the program the following calendar year by notifying the District’s General Manager by November 1st.
8. The Voluntary Program Rates are in effect for each calendar year (January 1 to December 31st).
9. All other terms of the District’s Rates and Regulations (latest version) still apply.
10. Five-year agreement with the ability to renew by mutual consent and upon provision of a new water rate table.

**Adjusted Volumetric Water Rates for Proposed Voluntary Pricing Agreement
for Agricultural and Agricultural-Domestic Customers**

	Current	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Rate Study Pumped Ag Rate - (\$/HCF)	\$2.23	\$2.40	\$2.56	\$2.72	\$2.88	\$3.04
Adjusted Pumped Ag Rate - (\$/HCF)	\$2.23	\$1.80	\$1.92	\$2.04	\$2.16	\$2.28
Rate Study Gravity Ag Rate - (\$/HCF)	\$1.40	\$1.49	\$1.57	\$1.65	\$1.73	\$1.80
Adjusted Gravity Ag Rate - (\$/HCF)	\$1.40	\$1.12	\$1.18	\$1.24	\$1.30	\$1.35

DISCUSSION:

Staff conducted outreach to ten Ag/Ag-Domestic customers with the highest demands as well as two other customers the Ad- Hoc Committee believed might benefit from this agreement.

Staff received a few phone calls but only one customer (Vista Punta Gorda) that is currently interested in this agreement.

The customer has reviewed the agreement and is willing to execute in its current form.



WATER SERVICE AGREEMENT

VOLUNTARY AGRICULTURAL/AGRICUTURAL DOMESTIC PRICING AGREEMENT

An agreement between the Casitas Municipal Water District (District) and **Vista Punta Gorda LLC (Customer)** for the following District Account Number(s):

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

The District will provide water rates to the Customer's account numbers noted above as per Attachment A subject to the following conditions:

1. The District is under a declared Stage Action Level of either Stage 1 or Stage 2 as per the most recent version of the District's Water Efficiency and Allocation Program (WEAP).
2. Customer will be billed in twelve (12) equal monthly payments for water use amounts of 1.74 times the FY 2024 demand for each account (see Attachment B for water use amounts).
3. In any given year, Customer will be billed for water use that exceeds 1.74 times the FY 2024 demand at the associated volumetric rate in their January billing of each year.
4. Water demands may be aggregated between individual meters that serve parcels that are contiguous (share at least one common property line) only.
5. The Customer may elect to discontinue participation in the program by notifying the District's General Manager in writing by December 1st of each year. A Customer that discontinues participation in the program may elect to participate in the program the following calendar year by notifying the District's General Manager by November 1st.
6. The Voluntary Program Rates are in effect for each calendar year (January 1 to December 31st).
7. All other terms of the District's Rates and Regulations (latest version) still apply.

8. This agreement will be in place for a period of five calendar years from the date of execution (below) subject to renewal through mutual agreement and a revised rate table.

This agreement being executed on March ____, 2026 by the undersigned.

X _____
(Customer)

X _____
(Casitas Municipal Water District)

DRAFT

ATTACHMENT A

Voluntary Agricultural/Agricultural-Domestic Water Rates

	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Pumped Ag/Ag-Dom Rate - (\$/HCF)	\$1.80	\$1.92	\$2.04	\$2.16	\$2.28
Gravity Ag/Ag-Dom Rate - (\$/HCF)	\$1.12	\$1.18	\$1.24	\$1.30	\$1.35

ATTACHMENT B

Calculated Monthly Minimum Billed Usage by Account Number

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

DRAFT

**CASITAS MUNICIPAL WATER DISTRICT
MEMORANDUM**

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

RECOMMENDATION:

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

DISCUSSION:

Rainfall Data

	Casitas Dam	Matilija Dam	Thacher School
This Month	4.21"	6.26"	4.81"
Water Year (WY: Oct 01 – Sep 30)	28.32"	41.56"	33.41"
Average station rainfall to date	16.67"	20.51"	14.92"

Ojai Water System Data

Wellfield production	87.87 AF
Surface water supplement	0.00 AF
Static depth to water surface – Mutual #6	32.33 feet
Change in static level from previous month	- 0.07 feet

Robles Fish Passage and Diversion Facility Diversion Data

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

Casitas Reservoir Data

Water surface elevation as of end of month	567.26 feet AMSL
Water storage last month	236,491 AF
Water storage as of end of month	238,452 AF
Net change in storage	+ 1,988 AF
Change in storage from same month last year	+ 11,640 AF

AF = Acre-feet

AMSL = Above mean sea level

WY = Water year

CASITAS MUNICIPAL WATER DISTRICT
MINUTES
Special Recreation Committee
(this meeting was held virtually and in-person)

DATE: March 20, 2026
TO: Board of Directors
FROM: General Manager, Michael Flood
Re: Special Recreation Committee Meeting of March 18, 2026 at 1000 hours.

RECOMMENDATION:

It is recommended that the Board of Directors receive and file this report.

BACKGROUND AND OVERVIEW:

1. **Roll Call.**
Director Brian Brennan
Director Pete Kaiser
General Manager, Michael Flood
Executive Administrator, Rebekah Vieira
Park Services Manager, Joe Martinez
Division Officer, John Brokus
2. **Public Comments.**
Richard Parva made comments regarding an event at the Lake Casitas Recreation Area
3. **Board/Management Comments**
None
4. **Discussion of user fees adjustments at the Lake Casitas Recreation Area**
GM Flood introduced the item.

Director Brennan asked questions regarding weekday rates, annual passes and marketing plans.

Director Kaiser made comments regarding revenue needs, parking along Santa Ana road and marketing plans.

The Committee asked that staff forward the proposed user fee adjustments to the Board for further review and provide the Committee with marketing information for the park.
5. **Review a proposed letter regarding illegal Lake Casitas Shoreline camping along Highway 150**
GM Flood reviewed the letter with the Committee

Director Kaiser indicated that the contact person be identified at the Caltrans office and to add the public safety issue of motorists and bicyclists to the letter.

Director Brennan indicated that the County of Ventura has also been working on this issue with Caltrans.

6. **Review of Recreation Report for January 2026.**

PSM Martinez went over the report with the Committee including the visitation, camping, revenue results, boat inspections, tournaments, Casitas Water Adventure recruitment, rowing club status, and storm damage/park maintenance.

Director Kaiser made comments regarding the excellent maintenance of the park.

7. **Review of Incidents and Comments**

DO John Brockus gave updates about calls for service, boating issues, patrol observations, disturbances, water contact violations, and coming e-bike/e-motorcycle policy and enforcement.

Director Kaiser asked questions regarding dumping on Avenal St. in the Teague Watershed.

Director Brennan made comments regarding the closure of Avenal St.

The next scheduled meeting of the Recreation Committee will be on May 12, 2026 at 10AM.