



County of Ventura  
Board of Supervisors  
PL17-0095  
**Exhibit 11** – Documents submitted  
by the District

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## **Item 1: Letters of Support from Neighboring Landowners**

Below, please see letters of support from three customers whose families have been partners of Meiners Oak Water District (MOWD) since our formation in 1949; one of the property owners is even mentioned within our formation documents as attending and commenting during the BOS hearing.

MOWD has always operated with integrity and transparency as the following letters will demonstrate.

# BARNARD PROPERTIES, LLC

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Ventura County Board of Supervisors  
800 S. Victoria Ave  
Ventura, CA 93009

Dear Board of Supervisors:

This letter is to express my full support in granting Meiners Oaks Water District's Conditional Use Permit (CUP) for the operation and maintenance of their facility located at 2680 Maricopa Highway, Ojai, CA 93023, which is directly adjacent to my property.

It is my understanding that this CUP was initially denied by one of the three Ventura County Planning Commission members and the CUP will now be reviewed by the Ventura County Board of Supervisors for final appeal. I am of the opinion that the issue brought forth during the Planning Commission Board Meeting, resulting in the denial, was based on false information.

Please feel free to contact me directly at (805) 981-3650 for any matters related to this CUP appeal letter of support.

Sincerely,



Steve Barnard

Quail Run Ranch  
Ojai, Ca.

To:  
Ventura County Board of Supervisors  
800 S. Victoria Ave.  
Ventura, Ca. 93009

From:  
Mike Cromer  
3310 Maricopa Hwy.  
Ojai, Ca. 93023

Ref: Meiners Oaks Water District CUP hearing

Dear Board of Supervisors

I offer my full support in your granting Meiners Oaks Water District's (MOWD) application for a 30-year Conditional Use Permit (CUP) at their facilities at 2680 Maricopa Hwy. During the course of over 70 years it has been my experience as a neighbor and a user of MOWD water that they have always performed in a professional responsible manner.

MOWD is a small municipal water company servicing the needs of residential and agricultural users in our rural community. To not approve this CUP would cause irreparable damage to the District and also its users. The cost to purchase new property in this area and then move or relocate the tankage, infrastructure and all other associated items would cost millions of dollars which the district and its users simply cannot afford.

As a respected and lifelong member of this community I would pray that you approve this request for their CUP.

Should you have any questions, please do not hesitate in contacting me at 805-794-1335.

Sincerely

A handwritten signature in black ink that reads "Mike Cromer". The signature is written in a cursive style with a long, sweeping underline.

Larry and Patricia Hartmann  
207 Boardman Rd.  
Ojai, CA 93023  
805-646-3587

April 5, 2018

Regarding Meiners Oaks Water Company CUP renewal

To whom it may concern,

We have received notification that the Meiners Oaks Water company CUP is up for renewal on a property adjoining our 2856 Maricopa Hwy. Ojai, CA grove.

The access road in question is on property that was previously owned by our family since the 1950's. We have enjoyed a long-term good relationship with this company.

Meiners Oaks Water has always been a highly responsible and well-run company. It is a vital water purveyor in the valley and has been cooperative and friendly with its customers.

We would strongly support renewing this CUP to allow Meiners Oaks Water to have continued success in providing sustainable water for the Ojai Valley.

Sincerely,

Larry Hartmann  
Patricia Hartmann

## Item 2: Initial Clarifications

### Excerpt from Ms. Moll's Letter

*"Dear Ms. Rosengren, Ms. Maier and Mr. Wright,*

Para. 1

*Thank you for including my e-mail in the staff report. I am following up with some of the concerns I have in regards to Meiners Oaks Water District's (MOWD) conditional use permit. My name is Susan Moll, and my address is 2800 Maricopa Highway, Ojai CA 93023.*

Para. 2

*My property borders three sides of MOWD's tank site property. The tank site property is land-locked, and their only access to the highway is through my property".*

### **MOWD Clarifications**

#### Re. MOWD easement:

MOWD was granted a 30 foot wide, over 400' long easement in June 1950, 68 years ago, for access and District uses to supply water as needed to its customers. This included pipelines, valves, any maintenance, and appurtenances.

**Exhibit A** is a copy of the Quitclaim Deed to the District for a right of way easement/access over what is now known as Ms. Moll's property, by the original owner of the property, George Hantgin.

#### Re. Reservoir fill:

In various sections of her submittal, Ms. Moll refers to our old reservoir as an "illegal landfill," and refers to minutes from a Feb. 2017 MOWD board meeting. The written minutes that Ms. Moll presented to the Planning Commission are not a verbatim description of the meeting, and are used by Ms. Moll in a misleading manner. MOWD has been recording their board meetings since January 2017. Review of the full recording from the Feb. 2017 meeting reveals that a board member had referred to the material as "rubble", never mentioning trash, and said that the actual fill material was unknown. The term "dump" was ill-advised wording for a "fill site" and based on hearsay only. The director in question was not on the Board at the time the reservoir was originally backfilled.

The area in question has never been an "illegal landfill," as demonstrated by documents attached to this rebuttal (see Exhibit D and pictures 1, 2, and 3).



A

Item #3

BOOK 1063 PAGE 116

# Quitclaim Deed

In Consideration of \$1.00 receipt of which is hereby acknowledged,

Meiners Oaks County Water District  
do hereby remise, release and forever quitclaim to George Hantgin

the real property in the \_\_\_\_\_ County of Ventura  
State of California, described as:

A right of way and easement for a pipeline, or pipelines, over, under, across and through that certain strip or parcel of land as the same is described under Easement II in a deed from George H. Hantgin to Meiners Oaks County Water District, dated January 31, 1950, and recorded in Book 937 at page 57 official records of Ventura County, said right of way and easement being more particularly described as follows:

A strip or parcel of land uniformly 4 feet wide, 2 feet on each side of the following described center line and extending in its entirety from the Westerly line of a certain 30 foot easement described under Easement I of said deed from Hantgin to Meiners Oaks County Water District, to the Northeastly line of State Highway Route 399.

Beginning at a point on the West line of the 30 foot road easement as hereinbefore referred to as Parcel I, which point is distant South 85° - 45' West 44.03 feet from 1-1/2" iron pipe set at the terminus of the first course of said Easement I, thence;

1st. South 85° - 45' West 30.00 feet to an intersection with the northerly Right of Way line of the State Highway Route 399.

Done this Fifteenth day of November, 1950

RECORDED AT REQUEST OF  
George Hantgin  
AT 2.5 MIN. PAST 2 P. M.  
OFFICIAL RECORDS VENTURA COUNTY  
APR 25 1952  
BOOK 1063 PAGE 116  
FEE \$ 1.70 FOLIO 5

MEINERS OAKS COUNTY WATER DISTRICT  
Joe Mungate Pres  
Jane E. Lee Secy

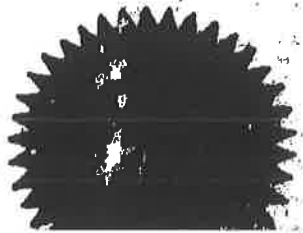
STATE OF CALIFORNIA,  
County of Ventura

On this 15th day of November, A. D. 1950, before me,  
the undersigned

a Notary Public in and for said County and State, personally appeared  
Joe Mungate known to me to be the  
President, and Jane E. Lee known to me  
to be the Secretary of the Meiners Oaks County  
Water District.

the Corporation they executed the within instrument, it came to me to be the person who executed the within instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I hereunto set my hand and official seal the day and date first above written.



### Item 3: History of the Reservoir

Para. 3

#### **Excerpt from Ms. Moll's Letter**

*"I'll begin with a little history of our properties. In 1950, Meiners Oaks Water District acquired their property and in 1951 they completed a rolled earth dam. The property at the time was a registered reservoir approximately 2 acres and 22.9 feet deep. I believe MOWD's property remained a reservoir until 1974, and in that year they lowered the dam for the reservoir in order to avoid state regulations".*

#### **MOWD Response**

MOWD has operated since 1949 in accordance with Gov. Code, Water Code, the Elections Code and the Brown Act, with the appropriate permits and permissions from all pertinent authorities.

**Exhibit B** is a letter from Department of Water Resources (DWR) demonstrating that permission was first given by the Division of Safety of Dams (DOSD) and DWR to fill the reservoir with water in 1950.

MOWD later lowered the level of the reservoir – not to avoid state regulations- but because the District was transitioning to above-ground storage to provide a more reliable and safer method of water storage. One tank had been installed by 1967 (see photo in **Exhibit C** ). By the 1970's, the District had erected further above ground storage.

**Exhibit D** is an application stating that permission was given to the District in March 1955 by the DOSD and the DWR to (1) lower the level in the reservoir so as not to hold more than 14.8 Ac./Ft. of water, and (2) eventually fill it with suitable material as available.

**Exhibit E** contains a letter from (DWR) dated May 1981 authorizing the District to make the approved alterations to the reservoir. The letter stipulates the name of the inspector and his contact information; also, it states that he is to be contacted prior to the start of construction. Nowhere in the letter does the author state that this permission was given "to avoid State Regulations..." Instead, the letter states; "Enclosed is approved Application No. 768 filed on August 8, 1977, for approval of plans and specifications for the alteration of Meiners Oaks Dam and Reservoir".

**Exhibit F** contains a letter dated Dec. 1981 from DWR to the District determining that the work had been "satisfactorily completed per the alteration application dated May 1981." This letter also thanks MOWD for their cooperation during the inspections.

B

State of California  
 Department of Public Works  
 DIVISION OF WATER RESOURCES  
 401 Public Works Building  
 Sacramento

ORDER AUTHORIZING USE OF DAM

Application No. 768  
 Name of Dam Mainers Oaks  
 Stream Tributary of Ventura River  
 Legal Subdivision ~~Map~~, Sec. 3, T. 40N., R. 23W., SB 86M  
 County Ventura

Mainers Oaks County Water District  
 Ojai, California

TO: ATTENTION: Mr. John A. Dron, District Engineer

WHEREAS, application for permission to make use of the above dam, bearing date of October 24, 1950, has been received by the State Engineer, pursuant thereto you are hereby authorized to make use of said dam pending issuance by the State Engineer of Certificate of Approval thereof, upon the conditions, and subject to the limitations upon the nature and extent of such use as follows:

1. This authorization shall be subject to revocation at any time in the discretion of the State Engineer.
2. The State Engineer shall be fully and promptly advised of any sudden and/or unprecedented flood and/or unusual or alarming circumstance or occurrence affecting said dam.
3. Full, complete and careful observations shall be taken and kept of any and all data, circumstance, occurrence and/or condition affecting, relating to or in anywise appertaining to stream flow, whether under normal or flood conditions; foundations and abutments; structure and appurtenant works, which do or may affect the stability, permanency and/or safety of said dam or the said authorized use thereof.
4. Water may be stored behind said dam up to the elevation contemplated in the application for the approval of plans and specifications for the construction of said dam, filed with the State Engineer on March 6, 1950. That in the event of sudden floods or other unforeseen or uncontrollable cause, said waters should rise above such elevation, sluice gates shall be opened, or other means shall, as soon as possible, be taken to lower the said storage to the said permitted elevation.

WITNESS my hand and the seal  
 of the Department of Public Works  
 of the State of California this  
 24th day of November 1950.

*A. D. Edmonston*  
 A. D. EDMONSTON, STATE ENGINEER





View shows area of low spot in crest and erosion gully on the downstream slope.

Meiners Oaks Dam, No. 768  
1-10-67 JJJ

A

For full information concerning the filling out and filing of this form send for Statutes and Regulations Pertaining to Supervision of Dams and Reservoirs.

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES  
DIVISION OF SAFETY OF DAMS

Dam No 768 Application Filed March 23, 1955  
Applicant must not fill in the above blanks

APPLICATION FOR  
APPROVAL OF PLANS AND SPECIFICATIONS FOR THE  
REPAIR OR ALTERATION OF A DAM AND RESERVOIR

This application involves in no way the right to appropriate water  
To secure the right to appropriate water, application should be made to the State Water Resources Control Board in forms which will be furnished upon request

I, John A. McWharter of 1480 E. Thompson Boulevard  
County of Ventura State of California hereby make application for the approval of  
plans and specifications for the ~~repair~~ alteration of M. C. C. W. D. dam and reservoir  
The owner of the dam and reservoir is Heiners Caks County Water District  
of 202 W. El Roblar, Calif County of Ventura State of California  
If the owner is a corporation, give name and address of president and secretary—

The applicant is acting for the owner in the capacity of Engineer  
Agent, Lessee, Trustee, Engineer, etc.

Location of Dam

The dam is in Ventura County, in the NW 1/4, Sec 3, Tp. 4N, R23W, SB B & M.  
and is located on N/A tributary to Creek or river

Description of Proposed Work

1 Type of dam Earth  
2 Description of work contemplated Install uncontrolled 36 INCH corrugated metal pipe outlet in earth dam at an elevation low enough to prevent the reservoir from storing more than 14.8 acre-feet. In addition, the reservoir will be filled with compacted earth as suitable material is available. The 12" bottom outlet will remain open so that the reservoir will remain dry during normal runoff.

4 Work will result in lowering the maximum storage level  
No change in or lowering

This form is not to be used if the alteration will increase the water storage elevation of the reservoir as previously operated

5 Work is to commence by January 1, 1975 and to be completed by March 30, 1975

6 Engineer McCandless-McWharter & Co. 7 Contractor To be selected

Signed John A. McWharter ACE 8124  
Applicant  
this 4 day of November 1974

E

DEPARTMENT OF WATER RESOURCES

P.O. BOX 388  
SACRAMENTO  
95802



(916) 323-1114

MAY 7 1978

Mr. Dean Cobb, President  
Meiners Oaks County Water District  
202 West El Roblar Drive  
Ojai, CA 93023

Dear Mr. Cobb:

Meiners Oaks Dam and Reservoir, No. 768  
Ventura County

Enclosed is approved Application No. 768 filed on August 8, 1977, for approval of plans and specifications for the alteration of Meiners Oaks Dam and Reservoir.

Please review the enclosed "Information Regarding Supervision of Construction of Dams and Reservoirs". In addition, please contact Mr. Sheldon McEwan of our staff prior to the start of construction at (916) 323-1116.

Sincerely,

James J. Doody, Chief  
Division of Safety of Dams

Enclosure  
Certified Mail

## DEPARTMENT OF WATER RESOURCES

P.O. BOX 388  
SACRAMENTO  
95802



(916) 323-1114

DEC 31 1981

Mr. Ron Singleton  
District Manager  
Meiners Oaks County Water District  
202 West El Roblar Drive  
Ojai, CA 93023

Dear Mr. Singleton:

Meiners Oaks Dam, No. 768, Ventura County

On December 3, 1981, you and Mr. David Jacinto, of our staff, made the final site inspection of Meiners Oaks Dam and it was determined that the work had been satisfactorily completed per the "alteration application" approved May 7, 1981 and that no hazard had been created.

No modification restoring the height of the dam or storage capacity of the reservoir may be made without written approval of the Division of Safety of Dams. As long as the height and capacity are not restored, the dam is not subject to State jurisdiction, and no further action will be required or taken by this Division.

Please forward the "Certificate of Approval" for the operation of Meiners Oaks Dam issued on January 20, 1966.

We appreciate the cooperation of the Meiners Oaks Water District on this matter.

Sincerely,

A handwritten signature in blue ink that reads "J. J. Doody".

James J. Doody, Chief  
Division of Safety of Dams

## Item 4: False Claims about a Landfill and Grading

### Excerpt from Ms. Moll's Letter

Para. 4

*"The reservoir was subsequently drained and it became an illegal landfill and dumpsite. The property remained an illegal dumpsite for over 10 years. MOWD's tanks are now sinking and need to be placed as close to their side boundaries as possible to hit hard rock and soil. That is why MOWD has asked for a lot line adjustment and that is also why they have to continually grade and repave their property. MOWD has regraded the land and changed drainage areas while encroaching onto my property."*

### MOWD Response

The first tank on that property was built by Rheem Superior; soils engineering was contracted by McWherter-McCandless Engineering to hire O'Shaughnessy Construction in July 1973.

The second tank was built in 2003 by Superior Tanks, over-excavation/compaction was done by R-Davis Construction and over-sight by Earth Systems.

The third and newest tank was built in 2015. The tank was built by Speiss Const., excavation and backfilling was done by DAMAR, under the supervision of Earth Systems who witnessed, performed and logged all compaction tests including engineered backfill, and geogrid materials. The tanks were placed on the outermost perimeter of the original reservoir on top of engineered fill underlain by bedrock to aid in the mitigation of minor settlement. No documented evidence exists that would support Ms. Moll's claim that our tanks are sinking.

**Photos 1, 2 and 3** will help the BOS understand the colossal amount of engineering, work, and care taken during this particular project to ensure the longevity and reliability of the tanks.

MOWD has no reason to need a lot line adjustment from Ms. Moll. A lot line adjustment was a part of verbal conversations between the District and Ms. Moll in March of 2017 but only came up as one of many options to appease Ms. Moll in the context of issues Ms. Moll was having with our easement and fencing (i.e., the discussions were completely unrelated to the history of the reservoir). We since resolved this particular issue in late 2017-early 2018 by removing our original gate and some the fencing along our southern property line, and constructing new fencing and a new gate.



The land overlying the original reservoir has never been paved. The only grading of the site was done when the new tank was built in 2015 and was done to improve site drainage.

Ms. Moll lodged two complaints to Ventura County Environmental Health Division (EHD). Among her allegations were that human bodies, cars, needles and solid waste was buried in the reservoir. These claims are patently absurd.

EHD has inspected MOWD property and surrounding property to respond to Ms. Moll's claims. EHD staff have found no evidence linking trash or other debris on adjacent property to the operation or filling of the reservoir decades ago, nor to MOWD's current use of its property. Furthermore, the filling of the reservoir was supervised by DOSD.

**Exhibit G** contains investigative reports from Ventura County EHD dated June 2017 and Feb. 2018 that were prepared in response to the complaints. In those reports, EHD staff provides their conclusions regarding a small amount of old solid waste they encountered during a physical inspection of land well below our tank site. **Exhibit G** also includes annotated aerial images to provide spatial context. The first aerial image has a blue circle outlining where the solid waste is currently located, plotted on a County View map. The second picture is an aerial image from Google Earth showing the distance from MOWD property to the solid waste. The distance between the solid waste and MOWD property is 458 feet. As described in the investigative report from Ventura County EHD, EHD staff did not find solid waste any closer to MOWD property.

**Exhibit H** is a letter dated December 31, 1981 from DOSD/DWR stating that the reservoir was reclaimed as prescribed by the State and ***under the supervision and inspections by personnel assigned by the DOSD.***

**Exhibit I** is an aerial image that outlines District property lines according to County View.

**Exhibit J** is an aerial image that shows the grading area and fencing well inside the District's property lines.

**Picture 4** is a view looking northerly from where the solid waste is located according to EHD towards MOWD property. Please note that no solid waste can be seen or found. The reports from EHD staff (**Exhibit G**) are consistent with this photo.

**Pictures 5 & 6**, taken just south of Picture 4 and facing north, show the centralized location of the material found by EHD using a blue circle.

**Pictures 7 & 8** are close-ups of the material evaluated by EHD at the site.

**Picture 9** is a view south from the centralized material. What you can't see, there is some lighter material that seems to have been mobilized by water flow, but is not concentrated in multiple areas which is consistent with the County staff report.

①



Photo 1

2

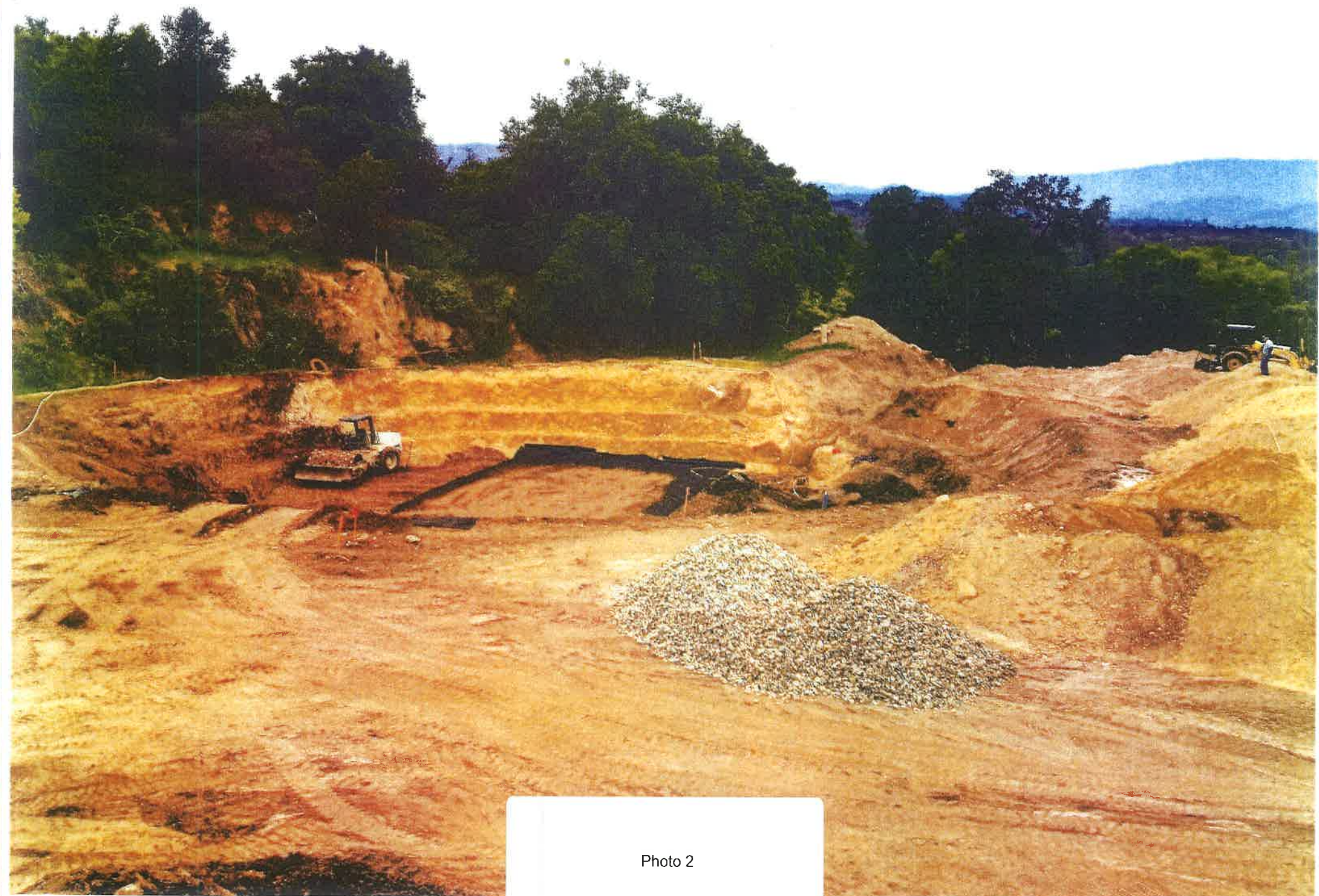


Photo 2

3



Photo 3

**Complaint Investigation Report Form**  
**VENTURA COUNTY ENVIRONMENTAL HEALTH**

**COMPLAINT ID: CO0021664**

**PROPERTY OWNER INFORMATION**

Property Owners Name not Specified

Property Owner Address Not Specified  
OJAI, CA

**PROPERTY INFORMATION**

ON AND ADJACENT TO 2800 MARICOPA H  
2800 MARICOPA HWY, OJAI  
OJAI, CA 93023

Assigned to: EE0001001 - WAHL, DIANE

Received Date:6/1/2017

**STATUS: CLOSED**

**COMPLAINT TYPE:**

6300 - SOLID WASTE

**COMPLAINT:**

10 ACRE PARCEL WAS PURCHASED 8 MONTHS AGO. THE LOT HAD BEEN VACANT FOR 20 YEARS PRIOR. PROPERTY SERVED AS A RESERVOIR IN THE 50'S AND WAS DRAINED IN THE 70'S OR 80'S AND USED AS A DUMP SITE. COMPLAINANT SAID THERE ARE CARS, NEEDLES & BODIES BURIED UNDERGROUND. WITH THE RECENT RAIN, TRASH HAS BEEN RUNNING ALONG THE CREEK AND A 100FT X100 FT SINK HOLE HAS FORMED AT 2800 MARICOPA HWY. COMPLAINANT IS CONCERNED THAT THE SITE WAS NEVER REMEDIATED. THE MANAGER OF THE WATER DISTRICT (ADJOINING PARCEL) RECENTLY BLAMED WATER RUNOFF COMING FROM PROPERTY (2800 MARICOPA HWY) FOR RUSTING THEIR TANKS & CAUSING THEIR TANKS TO SINK. COMPLAINANT WOULD LIKE FOR SOMEONE TO GO SEE PROPERTY.

**INVESTIGATION REPORT: INVESTIGATED, VIOLATIONS NOTED**

6/1/2017 WAHL: COMPLAINT RECEIVED FROM MANAGER. DISCUSSED COMPLAINT WITH MANAGER. NOTED THAT BASED ON MY PREVIOUS TELEPHONE DISCUSSIONS WITH COMPLAINANT (THE WEEK PRIOR, IN RESPONSE TO A FILE RESEARCH REQUEST I WAS PROCESSING FOR THIS ADDRESS). IT WAS DECIDED TO WAIT UNTIL TALKING TO SUPERVISOR NEXT WEEK BEFORE CONTACTING COMPLAINANT.

6/7/2017 WAHL: AFTER DISCUSSIONS WITH SUPERVISOR, AGREED TO TRACK DOWN CUP FOR INFORMATION ON THE MEINER'S OAKS WATER DISTRICT PROPERTY ADJOINING 2800 MARICOPA HWY. CONTACTED COMPLAINANT BY TELEPHONE TO REPORT THAT I RECEIVED THE COMPLAINT AND WAS STARTING TO RESEARCH. DUE TO A PERIOD OF BEING OUT OF OFFICE, I WOULD CONTACT COMPLAINANT IN THE MIDDLE OF NEXT WEEK.

R. LUSTIG TRACKED DOWN CUP FILE IN PLANNING. REVIEWED FILE WITH R. LUSTIG. A MAP IN THE FILE DATED 1986 CITES "INORGANIC WASTE" WITHIN THE APPROXIMATE NORTHERN AND NORTHWESTERN PORTIONS OF THE OLD RESERVOIR. SLIDES OF SITE PHOTOGRAPHS, SIMILARLY DATED, SHOW SOME PILES OF WHAT APPEARS AS INERT DEBRIS (CONCRETE?). 1986 PREDATES SOLID WASTE ACT OF 1989. ANTICIPATE THAT THE DEBRIS WAS NOT REMOVED PRIOR TO FILLING THE RESERVOIR. NO OTHER REFERENCES TO SOLID WASTE ENVIRONMENTAL CONCERNS WERE IDENTIFIED IN THE CUP FILES.

06/14/17 WAHL: MYSELF AND SEAN DEBLEY MET THE COMPLAINANT AT THE PROPERTY. COMPLAINANT SHOWED US TWO AREAS OF CONCERN WITH REGARD TO SOLID WASTE. WE OBSERVED THE "SINK HOLE", AS DESCRIBED BY THE COMPLAINANT, ADJACENT TO THE 2800 MARICOPA HWY PROPERTY, OWNED BY MEINERS OAKS CO WATER DISTRICT. THE DEPRESSION, ESTIMATED AT 18 FEET DEEP AT IT'S DEEPEST POINT, APPEARED FAIRLY RECENTLY FILLED (1-2

YEARS?) WITH EARTHEN MATERIAL WITH MINOR AMOUNTS OF CONCRETE DEBRIS DAYLIGHTING AT THE SURFACE.

THE SECOND AREA OBSERVED INCLUDED APPROXIMATELY 400+ LINEAR FEET OF A SHALLOW AND NARROW DITCH THAT PARALLELS THE EASTERN SIDE OF THE DRIVEWAY EXTENDING FROM MARICOPA HWY. DAYLIGHTING SOLID WASTE WAS OBSERVED EMBEDDED WITHIN THE BOTTOM AND SIDES OF THIS DITCH. TYPES OF WASTE OBSERVED INCLUDED METAL DEBRIS, BOTTLES, PLASTICS, PIPES, TIN CANS, METAL DRUMS/CONTAINERS, CONCRETE DEBRIS, CARPET AND A TIRE. BASED ON OBSERVATION, INCLUDING OBSERVATION OF A PULL-TAB STYLE ALUMINUM CAN, WASTE APPEARS TO BE OLD.

10/24/17 SD: SITE MAY BE CONSIDERED FOR FARM AND RANCH CLEAN UP. STAFF WILL BE ASSIGNED TO FOLLOW UP. CUP HAS ADDED CONDITION FOR MOWC TO PROPERLY MANAGE CDI AND TRANSFER TO AN APPROVED FACILITY.

**RESOLVED BY:** WAHL, DIANE

**DATE** 10/24/2017

**Complaint Investigation Report Form**  
**VENTURA COUNTY ENVIRONMENTAL HEALTH**

**COMPLAINT ID: CO0022883**

**PROPERTY OWNER INFORMATION**

Property Owners Name not Specified

Property Owner Address Not Specified  
OJAI, CA

**PROPERTY INFORMATION**

2800 MARICOPA HWY, OJAI  
2800 MARICOPA HWY, OJAI  
OJAI, CA 93023

Assigned to: EE0001108 - BENCHIMOL, MARC

Received Date: 2/27/2018

**STATUS: CLOSED**

**COMPLAINT TYPE:**

6300 - SOLID WASTE

**COMPLAINT:**

Complaint received from CalEPA:

Complainant alleges that the Meiners Oaks Water District has created an environmental hazard at the top of one of the tributaries leading down to the Ventura River. Any environmental hazard at the top of the watershed will negatively impact all water downstream. While this may seem insignificant right now, but compounded, this hazard may be negatively impacting the water quality of the river. During this difficult time with water, every single stream is significant. It is the complainant's belief that the surface water that seeps into the old dumpsite and through the creek, which is a tributary to the Ventura River, is negatively impacting the river. Complainant is seeking information about how this dump site was remediated and which type of fill was used. Complainant is seeking information regarding Meiners Oaks Water Districts dumpsite and what they are legally allowed to do about this matter.

**INVESTIGATION REPORT: REFERRED TO ANOTHER AGENCY**

GENKEL, 3/12/2018: RECEIVED FORWARDED MESSAGE FROM CRAIG COOPER, EHD HAZMAT, THAT CAME IN THROUGH THE CALEPA COMPLAINT MANAGEMENT SYSTEM. THIS IS A CONTINUATION OF COMPLAINT #CO0021664.

3/12/18 MB: COMPLAINT RECEIVED. RECEIVED E-MAIL FROM ENRIQUE CASAS, L.A. REGIONAL WATER QUALITY CONTROL BOARD (REGIONAL BOARD) ASKING WHETHER I HAVE KNOWLEDGE AND/OR INFORMATION ON THE FORWARDED CAL-EPA COMPLAINT. HIS E-MAIL INCLUDED ATTACHMENTS: CAL-EPA COMPLAINT REPORT AND REFERRAL TO S.W.R.C.B. (REGION 4); LETTER TO VENTURA COUNTY PLANNING; LETTER FROM THE COMPLAINANT; AND COPY OF AN E-MAIL FROM AN UNKNOWN PERSON TO AN L.A. TIMES REPRESENTATIVE. I RESPONDED TO MR. CASAS THAT AFTERNOON INDICATING THAT I WOULD LOOK INTO HIS QUESTION.

3/12/18 MB: I FOLLOWED UP WITH PHONE CALLS TO MR. CASAS (REGIONAL BOARD) ON AND 3/9/18 AND 3/12/18, SPEAKING TO THE REGIONAL BOARD REPRESENTATIVE TODAY AND ADVISING THAT I HADN'T OBTAINED ANY ADDITIONAL INFORMATION SO FAR.

3/14/18 MB: VIEWED AERIAL IMAGERY AND LOCATION OF PARCELS. ASKED REGIONAL BOARD STAFF (ENRIQUE CASAS) WHETHER THERE WERE ANY RECORDS IN GEOTRACKER. MR. CASAS REPLIED THAT HE LOOKED THROUGH RECORDS DATING BACK TO THE ORIGINAL MAPS DEVELOPED FOR EXISTING DISPOSAL SITES AT THE START OF THE PROGRAM AND NO RECORDS WERE FOUND.

3/19/18 MB: DISCUSSED V.C. PLANNING LETTER TO THE BOARD WITH FRANCA ROSENGREN, WHO PROVIDED ADDITIONAL BACKGROUND ON THE PROPERTIES AND RECOMMENDED THAT WE



CONDUCT A JOINT SITE INSPECTION. INSPECTION IS TENTATIVELY SCHEDULED FOR FRIDAY MARCH 23, 2018 AT 10:00 A.M.

3/20/18 MB: SPOKE WITH MIKE HOLLEBRANDS FROM MEINER'S OAKS WATER DISTRICT AND ADVISED THAT EHD/LEA AND PLANNING WOULD LIKE TO PERFORM A SITE INSPECTION THIS FRIDAY, MARCH 23, AT 10:00.

3/22/18 MB: CALLED THE COMPLAINANT (MOBILE NUMBER) AND LEFT A VOICE MESSAGE TO ADVISE THAT I WILL BE ATTEMPTING TO PERFORM A SITE INSPECTION TOMORROW.

3/23/18 MB: FRANCA ROSENGREN, PLANNING DIVISION, AND I ARRIVED AT THE MEINER'S OAKS WATER DISTRICT (MOWD) FIELD OFFICE AND WERE ESCORTED TO 2800 MARICOPA HWY. BY MIKE HOLLERBRANDS (MOWD). STANDING ON THE PAVED EASEMENT ROAD AND LOOKING EAST FROM ABOUT 200 YARDS PAST THE GATE, I OBSERVED SOLID WASTE IN A SWALE WITH WATER FLOW AND AT NUMEROUS POINTS ALONG THE EMBANKMENT TO THE EAST OF THE SWALE. OBSERVATIONS OF THE SOLID WASTE ARE AS FOLLOWS: THE EXACT AMOUNT OF SOLID WASTE IS UNKNOWN BECAUSE EXPOSED WASTE ALONG THE EMBANKMENT SUGGESTS THAT ADDITIONAL WASTE IS BURIED AND NOT EXPOSED; THE APPEARANCE OF THE SOLID WASTE THAT IS EXPOSED SUGGESTS THAT IT COULD BE YEARS, POSSIBLY DECADES OLD; AND THE BOUNDARIES OF THE WASTE ARE UNCLEAR SINCE THAT PORTION OF THE WASTE VISIBLE AT THE SURFACE IS NOT A RELIABLE INDICATOR OF THE FOOTPRINT OF THE DISPOSAL AREA. TWO LAT/LONG READINGS WERE TAKEN AT POINTS WHERE SOLID WASTE WAS OBSERVED. THE LOCATION OF THE SOLID WASTE APPEARS TO BE ON PROPERTY OWNED BY BARNARD PROPERTIES LLC WITH SITUS NUMBER 2636 (MARICOPA HWY) ACCORDING TO V.C. ASSESSOR'S OFFICE RECORDS. THE STORAGE TANK PROPERTY OWNED BY MOWD WAS INSPECTED NEXT AND OBSERVATIONS ARE AS FOLLOWS: SOLID WASTE WAS NOT OBSERVED AT ANY POINT ALONG THE FENCED PERIMETER AREAS, WITHIN THE PROPERTY BOUNDARY, OR IN THE VISIBLE AREAS IMMEDIATELY OUTSIDE THE FENCED BOUNDARY. A THREE-YARD BIN FOR SOLID WASTE IS AVAILABLE ON THE PROPERTY. MS. ROSENGREN AND I AGREED THAT SOLID WASTE WAS NOT OBSERVED ON THE MOWD PROPERTY (APN 010010209).

3/26/18 MB: I PHONED THE COMPLAINANT AND DISCUSSED THE OBSERVATIONS MADE DURING THE 3/23/18 INSPECTION OF MOWD PROPERTY AND AREA ADJACENT TO THE PAVED EASEMENT. I ALSO SPOKE WITH THE L.A.R.W.Q.C.B. ABOUT MY OBSERVATIONS AS THEY INTEND TO INSPECT THE PROPERTY TOMORROW MORNING.

3/27/18 MB: I SPOKE WITH THE INSPECTOR FROM L.A.R.W.Q.C.B. WHO ALSO OBSERVED EXPOSED SOLID WASTE IN A GULLY ON OR ADJACENT TO 2800 MARICOPA HWY.

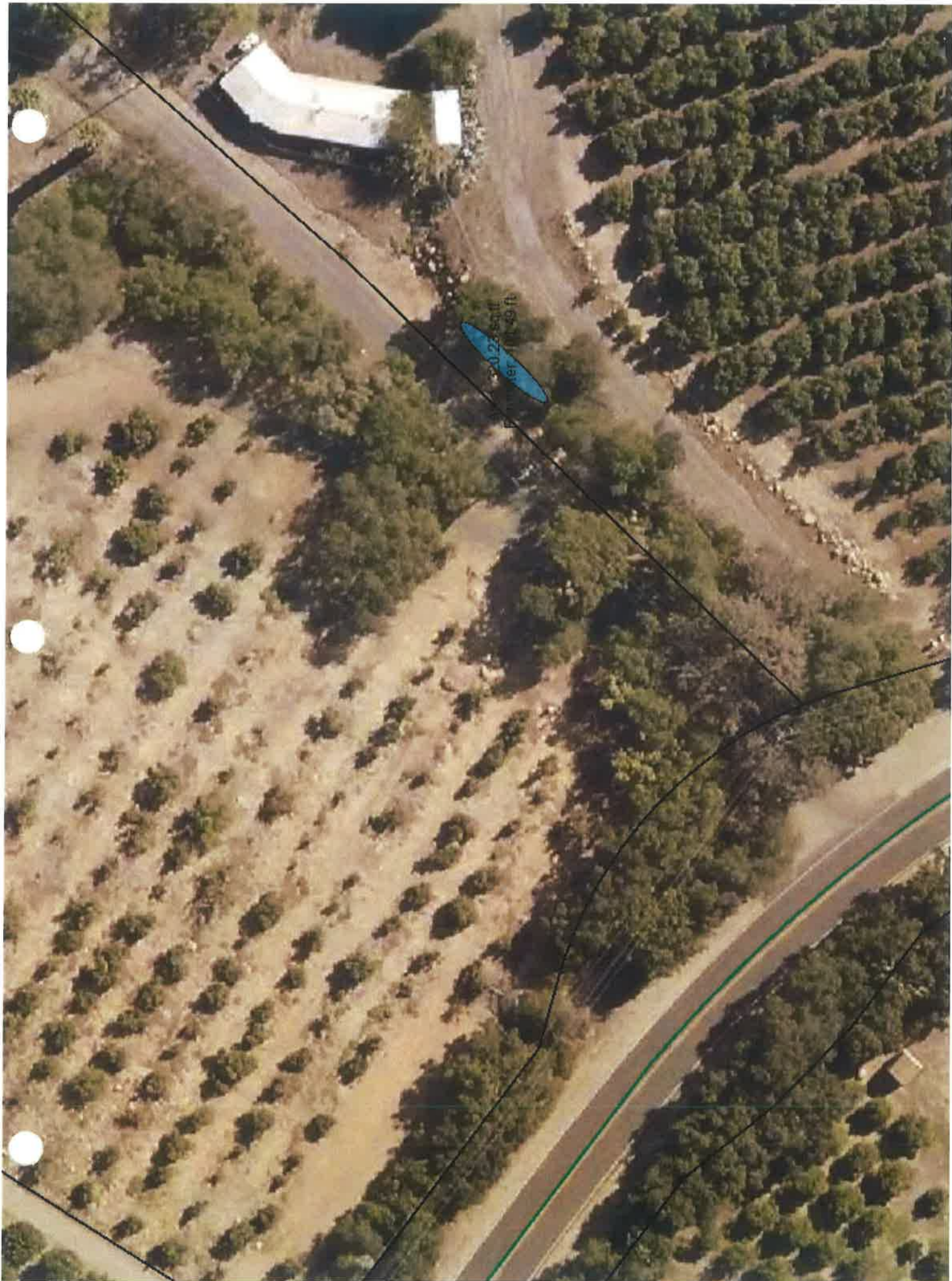
3/28/18 MB: I RETURNED A PHONE CALL RECEIVED FROM MIKE HOLLERBRANDS, MOWD. MR. HOLLERBRANDS WAS INQUIRING ABOUT A WRITTEN COPY OF THE COMPLAINT INVESTIGATION AND I ADVISED HIM THAT THE INVESTIGATION HAS NOT BEEN RESOLVED YET. I RECAPPED MY OBSERVATIONS FROM LAST FRIDAY'S SITE INSPECTION AND FOLLOWED UP WITH AN E-MAIL CONFIRMING OUR CONVERSATION.

3/30/18 MB: RECEIVED E-MAIL CORRESPONDENCE FROM THE REGIONAL BOARD (E. CASAS) INDICATING THAT THE BOARD INTENDS TO INVESTIGATE FURTHER BY REQUESTING A MEETING WITH MEINER'S OAKS WATER DISTRICT.

4/2/18 MB: RECEIVED E-MAIL CORRESPONDENCE FROM MEINER'S OAKS WATER DISTRICT (M. HOLLERBRANDS) ASKING IF A COPY OF THE EHD/LEA COMPLAINT INVESTIGATION NOTES WILL BE PROVIDED. I RESPONDED THAT I DO NOT YET KNOW AND AM LOOKING INTO IT.

**RESOLVED BY:** BENCHIMOL, MARC

**DATE**



Regraded area within the fencing only

# Location of solid waste and distance from District Property

Write a description for your map.

**Legend**

-  Approximate solid waste location 458 Feet South of District Property
-  Feature 1

Approximate solid waste location 458 Feet South of District Property



## DEPARTMENT OF WATER RESOURCES

P O BOX 388  
SACRAMENTO  
95802



(916) 323-1114

DEC 31 1981

Mr. Ron Singleton  
District Manager  
Meiners Oaks County Water District  
202 West El Roblar Drive  
Ojai, CA 93023

Dear Mr. Singleton:

Meiners Oaks Dam, No. 768, Ventura County

On December 3, 1981, you and Mr. David Jacinto, of our staff, made the final site inspection of Meiners Oaks Dam and it was determined that the work had been satisfactorily completed per the "alteration application" approved May 7, 1981 and that no hazard had been created.

No modification restoring the height of the dam or storage capacity of the reservoir may be made without written approval of the Division of Safety of Dams. As long as the height and capacity are not restored, the dam is not subject to State jurisdiction, and no further action will be required or taken by this Division.

Please forward the "Certificate of Approval" for the operation of Meiners Oaks Dam issued on January 20, 1966.

We appreciate the cooperation of the Meiners Oaks Water District on this matter.

Sincerely,

A handwritten signature in blue ink that reads "James J. Doody".

James J. Doody, Chief  
Division of Safety of Dams



Exhibit I

# Untitled Map

Write a description for your map.

## Legend

- Feature 1
- Regraded area within the fencing only

4

Regraded area within the fencing only

Google earth

© 2018 Google

Exhibit J

100 ft



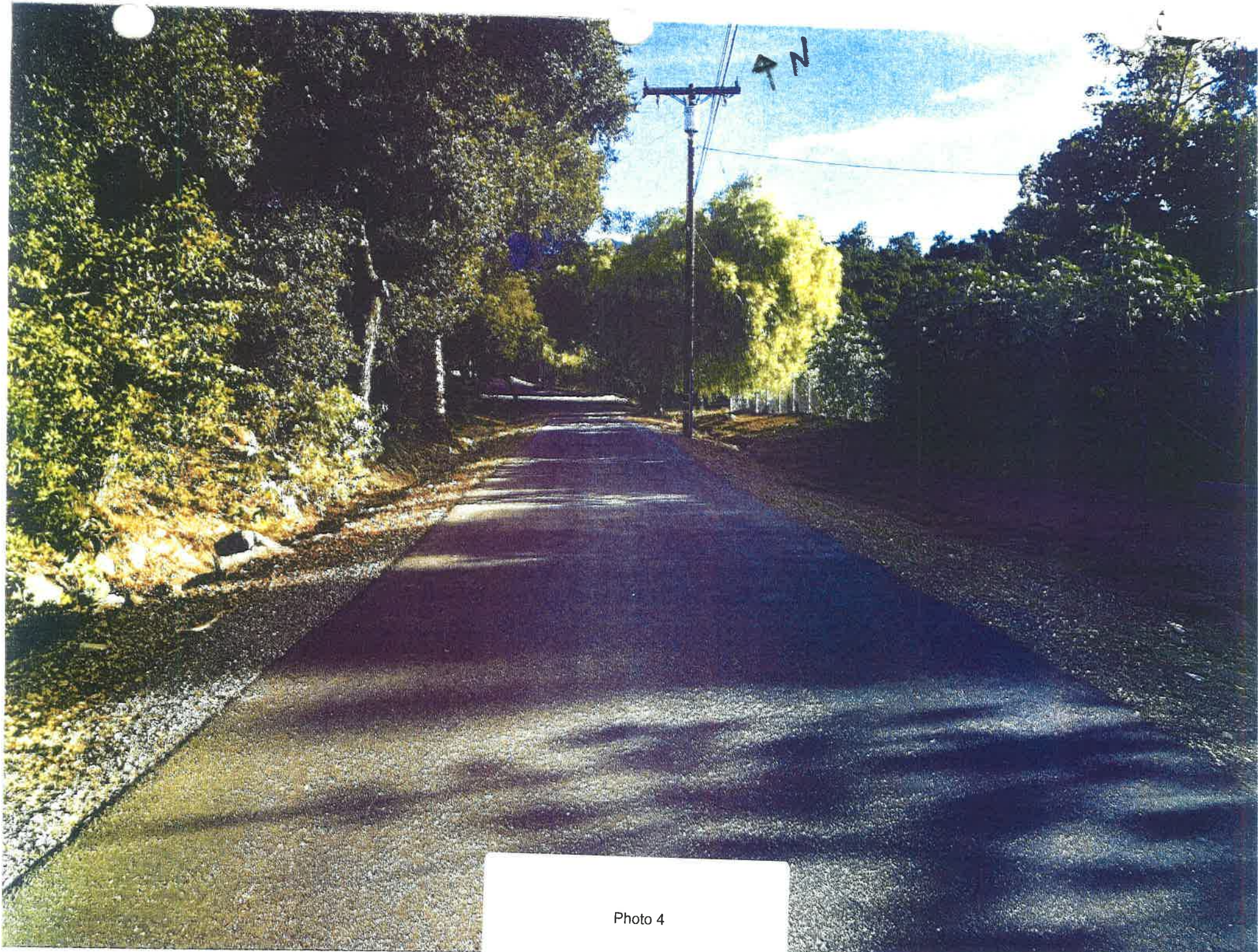


Photo 4



Photo 5



North of Trash



Photo 6



Photo 7

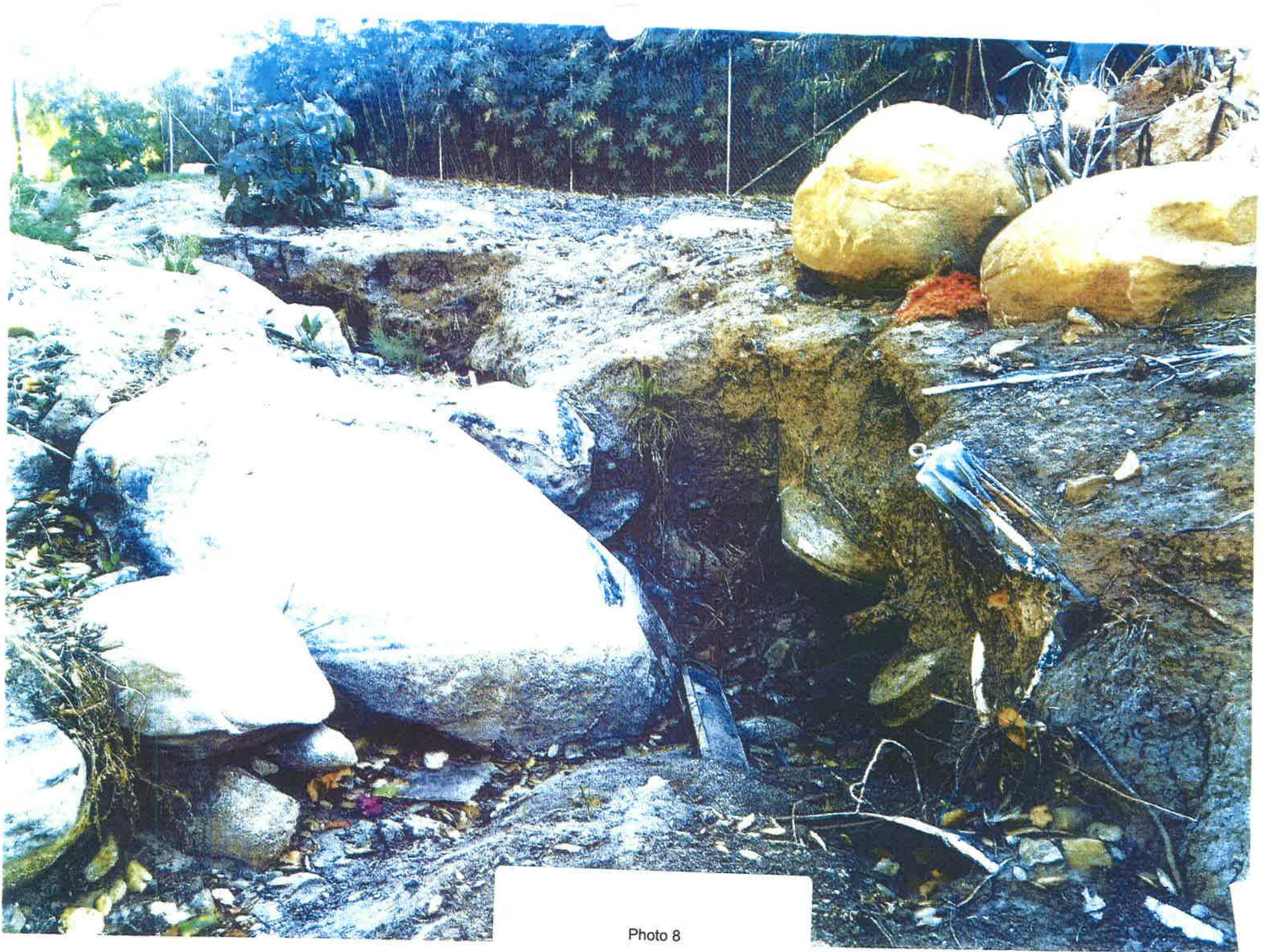


Photo 8



South of Trash

Photo 9

## Item 5: Tank Permits and Environmental Reports

### Excerpt from Ms. Moll's Letter

Para. 5

*"Within the last 10 years, while my property was vacant and in foreclosure, MOWD took advantage and regraded the area between our properties. They erected a large barbed wire fence over my property and drainage area. They paved roads, removed a large rusted out tank and added a 750,000 gallon tank all without permits or any government oversight."*

### MOWD Response

In the complaint submitted by Ms. Moll to the County EHD dated 6/1/2017 (part of **Exhibit G**), Ms. Moll incorrectly states that the property she now resides in was not occupied for 20 years; in Ms. Moll's letter to the Planning Commission (excerpt above) she states (also incorrectly) that her property was vacant for 10 years. The property was occupied by Charlie Thompson from 1977 to 2001, used as a vacation home by Chang San Yu between 2002 and Feb.2012, was unoccupied from 2/2012 – 8/2012 during foreclosure, was subsequently purchased by and occupied by Timothy Miller from 8/2012 – 10/2016, and finally occupied by Ms. Susan Moll from 10/31/16 – present. In summary, the property was unoccupied during a foreclosure for only six months in 2012. MOWD did not conduct road improvements or other projects in the easement during that six-month period when the property was unoccupied.

All of MOWD's facilities were constructed with the appropriate permits from the pertinent authorities. According to Gov. Code Sec. 53091 (d) Building ordinances of a County or City shall not apply to the location or construction of facilities for the production, generation, storage, treatment, or transmission of water, wastewater, or electrical energy by a local agency. MOWD does not need to obtain permits from the County to construct such facilities. However, MOWD has consistently obtained necessary permissions and passed necessary inspections from the pertinent State agencies.

**Exhibit K** is the amended State Water Resources Control Board (SWRCB) permit # 04-06-011P-006 dated September 9, 2015, for adding a new .75 MG reservoir #6.

**Exhibit L** is an environmental report by FCG Environmental dated Feb. 4, 2015, prior to the old tank being removed. In it, the results of a pre-demolition asbestos survey are

provided.

**Pictures 10-15** demonstrate the immensity of the excavation performed during the construction of our most recent tank. This work also included the placement of engineered backfill, geomats, geogrid materials and compaction tests for every 6-8 inches of lift.

**Pictures 16 and 17** show the new tank in its entirety, along with an interior view of the tanks engineered mixing system that is designed to improve water quality.

**Picture 18** shows the area where Ms. Moll alleges that the District has encroached upon her property and fenced over a drainage area. This area is District property that has been marked by surveying stakes installed by a professional surveyor (not visible in this photo); the District hired surveyors three times, once in 2012 and twice in 2017 and is currently in the process of obtaining a Record of Survey at the County Surveyors office.

**Complaint Investigation Report Form**  
**VENTURA COUNTY ENVIRONMENTAL HEALTH**

**COMPLAINT ID: CO0021664**

**PROPERTY OWNER INFORMATION**

Property Owners Name not Specified

Property Owner Address Not Specified  
OJAI, CA

**PROPERTY INFORMATION**

ON AND ADJACENT TO 2800 MARICOPA H  
2800 MARICOPA HWY, OJAI  
OJAI, CA 93023

Assigned to: EE0001001 - WAHL, DIANE

Received Date: 6/1/2017

**COMPLAINT TYPE:**

6300 - SOLID WASTE

**STATUS: CLOSED**

**COMPLAINT:**

10 ACRE PARCEL WAS PURCHASED 8 MONTHS AGO. THE LOT HAD BEEN VACANT FOR 20 YEARS PRIOR. PROPERTY SERVED AS A RESERVOIR IN THE 50'S AND WAS DRAINED IN THE 70'S OR 80'S AND USED AS A DUMP SITE. COMPLAINANT SAID THERE ARE CARS, NEEDLES & BODIES BURIED UNDERGROUND. WITH THE RECENT RAIN, TRASH HAS BEEN RUNNING ALONG THE CREEK AND A 100FT X100 FT SINK HOLE HAS FORMED AT 2800 MARICOPA HWY. COMPLAINANT IS CONCERNED THAT THE SITE WAS NEVER REMEDIATED. THE MANAGER OF THE WATER DISTRICT (ADJOINING PARCEL) RECENTLY BLAMED WATER RUNOFF COMING FROM PROPERTY (2800 MARICOPA HWY) FOR RUSTING THEIR TANKS & CAUSING THEIR TANKS TO SINK. COMPLAINANT WOULD LIKE FOR SOMEONE TO GO SEE PROPERTY.

**INVESTIGATION REPORT: INVESTIGATED, VIOLATIONS NOTED**

6/1/2017 WAHL: COMPLAINT RECEIVED FROM MANAGER. DISCUSSED COMPLAINT WITH MANAGER. NOTED THAT BASED ON MY PREVIOUS TELEPHONE DISCUSSIONS WITH COMPLAINANT (THE WEEK PRIOR, IN RESPONSE TO A FILE RESEARCH REQUEST I WAS PROCESSING FOR THIS ADDRESS). IT WAS DECIDED TO WAIT UNTIL TALKING TO SUPERVISOR NEXT WEEK BEFORE CONTACTING COMPLAINANT.

6/7/2017 WAHL: AFTER DISCUSSIONS WITH SUPERVISOR, AGREED TO TRACK DOWN CUP FOR INFORMATION ON THE MEINER'S OAKS WATER DISTRICT PROPERTY ADJOINING 2800 MARICOPA HWY. CONTACTED COMPLAINANT BY TELEPHONE TO REPORT THAT I RECEIVED THE COMPLAINT AND WAS STARTING TO RESEARCH. DUE TO A PERIOD OF BEING OUT OF OFFICE, I WOULD CONTACT COMPLAINANT IN THE MIDDLE OF NEXT WEEK.

R. LUSTIG TRACKED DOWN CUP FILE IN PLANNING. REVIEWED FILE WITH R. LUSTIG. A MAP IN THE FILE DATED 1986 CITES "INORGANIC WASTE" WITHIN THE APPROXIMATE NORTHERN AND NORTHWESTERN PORTIONS OF THE OLD RESERVOIR. SLIDES OF SITE PHOTOGRAPHS, SIMILARLY DATED, SHOW SOME PILES OF WHAT APPEARS AS INERT DEBRIS (CONCRETE?). 1986 PREDATES SOLID WASTE ACT OF 1989. ANTICIPATE THAT THE DEBRIS WAS NOT REMOVED PRIOR TO FILLING THE RESERVOIR. NO OTHER REFERENCES TO SOLID WASTE ENVIRONMENTAL CONCERNS WERE IDENTIFIED IN THE CUP FILES.

06/14/17 WAHL: MYSELF AND SEAN DEBLEY MET THE COMPLAINANT AT THE PROPERTY. COMPLAINANT SHOWED US TWO AREAS OF CONCERN WITH REGARD TO SOLID WASTE. WE OBSERVED THE "SINK HOLE", AS DESCRIBED BY THE COMPLAINANT, ADJACENT TO THE 2800 MARICOPA HWY PROPERTY, OWNED BY MEINERS OAKS CO WATER DISTRICT. THE DEPRESSION, ESTIMATED AT 18 FEET DEEP AT IT'S DEEPEST POINT, APPEARED FAIRLY RECENTLY FILLED (1-2

YEARS?) WITH EARTHEN MATERIAL WITH MINOR AMOUNTS OF CONCRETE DEBRIS DAYLIGHTING AT THE SURFACE.

THE SECOND AREA OBSERVED INCLUDED APPROXIMATELY 400+ LINEAR FEET OF A SHALLOW AND NARROW DITCH THAT PARALLELS THE EASTERN SIDE OF THE DRIVEWAY EXTENDING FROM MARICOPA HWY. DAYLIGHTING SOLID WASTE WAS OBSERVED EMBEDDED WITHIN THE BOTTOM AND SIDES OF THIS DITCH. TYPES OF WASTE OBSERVED INCLUDED METAL DEBRIS, BOTTLES, PLASTICS, PIPES, TIN CANS, METAL DRUMS/CONTAINERS, CONCRETE DEBRIS, CARPET AND A TIRE. BASED ON OBSERVATION, INCLUDING OBSERVATION OF A PULL-TAB STYLE ALUMINUM CAN, WASTE APPEARS TO BE OLD.

10/24/17 SD: SITE MAY BE CONSIDERED FOR FARM AND RANCH CLEAN UP. STAFF WILL BE ASSIGNED TO FOLLOW UP. CUP HAS ADDED CONDITION FOR MOWC TO PROPERLY MANAGE CDI AND TRANSFER TO AN APPROVED FACILITY.

**RESOLVED BY:** WAHL, DIANE

**DATE** 10/24/2017





State Water Resources Control Board  
Division of Drinking Water

September 9, 2015

Attn: Mike Hollebrands, General Manager  
Meiners Oaks County Water District  
202 West El Roblar Drive  
Ojai, CA 93023

**System Number 5610005 – Permit Amendment Number 5610005PA-001  
Permit Number 04-06-011P-006 Issued May 9, 2011**

Dear Mr. Hollebrands:

The State Water Resources Control Board, Division of Drinking Water has considered the application of the Meiners Oaks County Water District dated May 20, 2014 and has issued an amendment to the domestic water supply permit originally issued on May 9, 2011. The permit amendment and engineering report are enclosed. Meiners Oaks will need to advise us in writing within 30 days if you do not agree to the permit amendment and its conditions.

If you have any questions regarding this permit amendment, please contact this office at (805) 566-1326.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Densmore".

Jeff Densmore, P.E., District Engineer  
Santa Barbara District  
Division of Drinking Water  
State Water Resources Control Board

Enclosure 1: Permit Amendment  
Enclosure 2: Engineering Report  
Enclosure 3: Tank Farm Reservoir 6 Data Sheet

cc: Ventura County Environmental Health Division

STATE OF CALIFORNIA

***DOMESTIC WATER SUPPLY PERMIT  
AMNEDMENT***

Issued To

***MEINERS OAKS WATER COUNTY DISTRICT  
VENTURA COUNTY***

***Public Water System No. 5610005***

By The

State Water Resources Control Board

Division of Drinking Water



PERMIT NUMBER: 04-06-011P-006

DATE: May 9, 2011

PERMIT AMENDMENT NUMBER: 5610005PA-001 DATE: September 9, 2015

***WHEREAS:***

1. The Meiners Oaks County Water District submitted an application dated May 20, 2014, to the State Water Resources Control Board's Division of Drinking Water (hereinafter DDW) for an amendment to the Domestic Water Supply Permit number 04-06-011P-006 issued to Meiners Oaks on May 9, 2011. The application was submitted in accordance with California Health and Safety Code, Section 116525.
2. The purpose of the permit amendment is to allow Meiners Oaks to make the following modifications to its public water system:
  - a. Add a new 0.75 MG distribution reservoir, the Tank Farm Reservoir 6;
  - b. Remove two previously existing distribution reservoirs, the Tank Farm Reservoirs 1 and 5.
3. Meiners Oaks has submitted all of the required information relevant to the issuance of a domestic water supply permit amendment.

4. DDW has evaluated all of the information submitted by Meiners Oaks and has conducted a physical investigation of the new facilities and has determined that the proposed modifications comply with all applicable State drinking water requirements.
5. DDW has determined that the project associated with the proposed modifications is exempt from the California Environmental Quality Act pursuant to CCR, Title 14, Sections 15302, and Title 22, Section 60101 (b).
6. The State Water Resources Control Board Division of Drinking Water has the authority to issue domestic water supply permits pursuant to Health and Safety Code Section 116540.

***THEREFORE:*** The California State Water Resources Control Board has determined the following:

DDW hereby approves the application submitted by Meiners Oaks for a permit amendment. The Domestic Water Supply Permit number 04-06-011P-006 issued to Meiners Oaks on May 9, 2011 is hereby amended, and subject to the following conditions:

**- GENERAL -**

1. Meiners Oaks shall comply with all the requirements set forth in the California Safe Drinking Water Act, California Health and Safety Code and any regulations, standards, or orders adopted thereunder.
2. All water supplied by Meiners Oaks for domestic purposes shall meet all maximum contaminant levels (MCLs) and action levels (ALs) established by the State Water Resources Control Board. If the water quality from an approved domestic water source does not comply with the domestic water quality standards, treatment shall be provided to the water to bring it into compliance with the standards.
3. The distribution system and treatment facilities shall be operated only by personnel that have been certified in accordance with the regulations relating to certification of water distribution and treatment operators, California Code of Regulations, Title 22 §63765 and §63770. Meiners Oaks' distribution system is classified as a D2 distribution system, its EPD treatment plant is classified as a T2 facility, and its chlorination treatment plants are classified as D1 or T1 facilities, as summarized below:

Facility	Classification
Distribution System	D2
EPD Treatment Plant	T2
Chlorination Facilities	T1 or D1

4. Pursuant to §64590, Title 22, of the California Code of Regulations, no chemical or product shall be added to drinking water unless the chemical or product is certified as meeting the specifications of NSF International/American National Standard Institute (NSF/ANSI) Standard 60 (Drinking Water Treatment Chemicals – Health Effects). This includes corrosion and scale inhibitors, coagulants and flocculants, disinfection and

oxidation chemicals, pH adjustment, softening, precipitation, and sequestering chemicals, well drilling aids, and all other specialty chemicals used in drinking water treatment, etc.

5. Pursuant to §64591, Title 22, of the California Code of Regulations, no chemical, material, lubricant, or product shall be used that may come into contact with the drinking water that has not been tested and certified as meeting the specifications of NSF International/American National Standard Institute Standard 61 (Drinking Water System Components – Health Effects). This includes protective barrier materials (cements, paints, coatings), joining and sealing materials (gaskets, adhesives, lubricants), mechanical devices (water meters, valves, filters), pipes and related products (pipe, hose, fittings), plumbing devices (faucets, drinking fountains), process media (filter media, ion exchange resins), non-metallic potable water materials, etc.
6. The only sources and treatment facilities approved for potable water supply are as follows. Meiners Oaks shall use no other sources or treatment facilities as part of its domestic water system without first receiving an amended permit and prior approval from DDW.

Facility	PS Code	Status
Well 1	5610005-001	Active
Well 2	5610005-002	Active
Well 4	5610005-003	Active
Well 7	5610005-004	Active
Casitas Municipal WD	5610005-015	Active
EPD Treatment Plant	5610005-008	Active
Well 4 Chlorination Plant	5610005-011	Active
Well 7 Chlorination Plant	5610005-012	Active

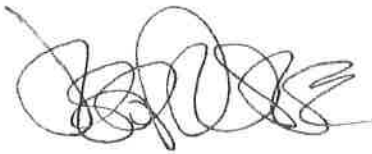
**- RESERVOIRS -**

7. Meiners Oaks shall submit to DDW for review the design drawings and specifications for each proposed distribution reservoir prior to its construction.
8. All storage reservoirs shall comply with the California Waterworks Standards and American Water Works Association (AWWA) design and construction standards. Distribution reservoirs shall be covered. Vents, overflows, and other openings shall be designed and constructed to prevent the entry of rainwater or runoff, and birds, insects, rodents, or other animals. Tanks shall be covered with a rigid structural roof or floating cover that prevents the movement of water or other liquids into or out of the reservoir. Reservoirs shall be equipped with at least one separate inlet and outlet and be designed to minimize short-circuiting and stagnation of the water flow through the reservoir. They shall be equipped with isolation valves and designed in a way that allows for continued distribution of water if the reservoir is removed from service.
9. Before a newly coated or lined reservoir is brought into service, a VOC sample shall be collected after the reservoir is filled and a minimum five day soaking period is allowed. In addition to the chemicals on the standard list (Method 524), analyses shall be made for ortho-Xylene, para-Xylene, meta-Xylene, methylethylketone (MEK),

methylisobutylketone (MIBK), and any other solvent included in the coating, lining, or adhesive Material Safety Data Sheets (MSDS). The results of the VOC analyses must be submitted to the DDW.

This amendment shall be appended to and shall be considered an integral part of the Domestic Water Supply Permit issued to the Meiners Oaks County Water District on May 9, 2011. This permit amendment shall be effective as of the date shown below.

**FOR THE DIVISION OF DRINKING WATER**

A handwritten signature in black ink, appearing to read "JEFF DENSMORE", written in a cursive style.

**Date: September 9, 2015**

**Jeff Densmore, P.E., District Engineer  
Santa Barbara District  
Division of Drinking Water  
State Water Resources Control Board**



these wells for sewer main flushing. The Ranchitos Wells are and shall remain disconnected from the system. Four steel reservoirs provide a storage capacity of 1.83 MG. The distribution system consists of three pressure zones. One of the pressure zones (Zone 1) has low pressures and each residence in this zone has its own booster pump. Meiners Oaks operates under the authority of permit number 04-06-011P-006 issued by the Division of Drinking Water (DDW) in 2011.

### 1.3 SOURCES OF INFORMATION

All information included in this report was obtained from DDW files, Meiners Oaks personnel, and a site visit on September 4, 2015.

### 1.4 WATER DEMAND DATA

Year	Maximum Daily Water Demand (Gallons)	Maximum Monthly Water Demand (Gallons)	Annual Water Demand (Gallons)
2005	1,927,000	57,840,000	324,800,000
2006	2,000,000*	54,000,000*	380,362,095
2007	1,800,000*	50,640,000	360,000,000*
2008	1,800,000*	45,000,000	385,000,000
2009	1,600,000	48,448,000	363,764,000
2010	1,490,000	42,201,000	313,320,000
2011	1,500,000	44,060,000	298,000,000
2012	1,800,000*	49,748,000	341,360,000
2013	1,600,000*	43,312,000	325,490,000
2014	1,750,000	43,830,000	283,000,000

\*Estimated from annual or monthly demand data

Based on the previous ten years of available water use data, the maximum day demand is about 2,000,000 gpd or 1,400 gpm.

### 1.5 ENFORCEMENT HISTORY

Since the issuance of the most recent Domestic Water Supply Permit, no enforcement actions have been issued to Meiners Oaks.

**II. INVESTIGATION AND FINDINGS**

**2.1 FINISHED WATER STORAGE**

Four storage tanks provide Meiners Oaks with approximately 1.83 million gallons of storage capacity. The tanks are constructed of steel. They have common inlets and outlets but are equipped with Tideflex mixing systems to prevent stratification in the tanks. The new Tank Farm Reservoir 6 is equipped with a screened overflow pipe, drain, caged ladder, manhole, flexible expansion joint, hatch, screened vent, and two sampling locations. The tank’s interior is coated with an epoxy coating. The tanks are routinely inspected and cleaned if necessary approximately every 5 years. Details of the storage tanks are listed below in Table 2.

<b>Table 2: Active Reservoir Info</b>			
<b>Name</b>	<b>Type</b>	<b>Year Built</b>	<b>Capacity (MG)</b>
Tank Farm Reservoir 2	Bolted Steel	1973	0.5
Zone 2 Reservoir	Bolted Steel	1983	0.085
Tank Farm Reservoir 4	Bolted Steel	2003	0.5
Tank Farm Reservoir 6	Welded Steel	2015	0.75

**III. CONCLUSIONS AND RECOMMENDATIONS**

The review of Meiners Oaks’ new storage tank indicates that it is designed and constructed well. Meiners Oaks’ operation and maintenance of its tanks is adequate. The new storage tank, Tank Farm Reservoir 6, meets all applicable state requirements.

The State Water Resources Control Board’s Division of Drinking Water finds that the Meiners Oaks water system is capable of providing water to consumers that is pure, wholesome, and potable and in compliance with statutory and regulatory drinking water requirements at all times. Issuance of a domestic water supply permit amendment to the Meiners Oaks County Water District is recommended, subject to the following conditions:

**- GENERAL -**

1. Meiners Oaks shall comply with all the requirements set forth in the California Safe Drinking Water Act, California Health and Safety Code and any regulations, standards, or orders adopted thereunder.
2. All water supplied by Meiners Oaks for domestic purposes shall meet all maximum contaminant levels (MCLs) and action levels (ALs) established by the State Water Resources Control Board. If the water quality from an approved domestic water source does not comply with the domestic water quality standards, treatment shall be provided to the water to bring it into compliance with the standards.



- The distribution system and treatment facilities shall be operated only by personnel that have been certified in accordance with the regulations relating to certification of water distribution and treatment operators, California Code of Regulations, Title 22 §63765 and §63770. Meiners Oaks' distribution system is classified as a D2 distribution system, its EPD treatment plant is classified as a T2 facility, and its chlorination treatment plants are classified as D1 or T1 facilities, as summarized below:

Facility	Classification
Distribution System	D2
EPD Treatment Plant	T2
Chlorination Facilities	T1 or D1

- Pursuant to §64590, Title 22, of the California Code of Regulations, no chemical or product shall be added to drinking water unless the chemical or product is certified as meeting the specifications of NSF International/American National Standard Institute (NSF/ANSI) Standard 60 (Drinking Water Treatment Chemicals – Health Effects). This includes corrosion and scale inhibitors, coagulants and flocculants, disinfection and oxidation chemicals, pH adjustment, softening, precipitation, and sequestering chemicals, well drilling aids, and all other specialty chemicals used in drinking water treatment, etc.
- Pursuant to §64591, Title 22, of the California Code of Regulations, no chemical, material, lubricant, or product shall be used that may come into contact with the drinking water that has not been tested and certified as meeting the specifications of NSF International/American National Standard Institute Standard 61 (Drinking Water System Components – Health Effects). This includes protective barrier materials (cements, paints, coatings), joining and sealing materials (gaskets, adhesives, lubricants), mechanical devices (water meters, valves, filters), pipes and related products (pipe, hose, fittings), plumbing devices (faucets, drinking fountains), process media (filter media, ion exchange resins), non-metallic potable water materials, etc.
- The only sources and treatment facilities approved for potable water supply are as follows. Meiners Oaks shall use no other sources or treatment facilities as part of its domestic water system without first receiving an amended permit and prior approval from DDW.

Facility	PS Code	Status
Well 1	5610005-001	Active
Well 2	5610005-002	Active
Well 4	5610005-003	Active
Well 7	5610005-004	Active
Casitas Municipal WD	5610005-015	Active
EPD Treatment Plant	5610005-008	Active
Well 4 Chlorination Plant	5610005-011	Active
Well 7 Chlorination Plant	5610005-012	Active

**- RESERVOIRS -**

7. Meiners Oaks shall submit to DDW for review the design drawings and specifications for each proposed distribution reservoir prior to its construction.
8. All storage reservoirs shall comply with the California Waterworks Standards and American Water Works Association (AWWA) design and construction standards. Distribution reservoirs shall be covered. Vents, overflows, and other openings shall be designed and constructed to prevent the entry of rainwater or runoff, and birds, insects, rodents, or other animals. Tanks shall be covered with a rigid structural roof or floating cover that prevents the movement of water or other liquids into or out of the reservoir. Reservoirs shall be equipped with at least one separate inlet and outlet and be designed to minimize short-circuiting and stagnation of the water flow through the reservoir. They shall be equipped with isolation valves and designed in a way that allows for continued distribution of water if the reservoir is removed from service.
9. Before a newly coated or lined reservoir is brought into service, a VOC sample shall be collected after the reservoir is filled and a minimum five day soaking period is allowed. In addition to the chemicals on the standard list (Method 524), analyses shall be made for ortho-Xylene, para-Xylene, meta-Xylene, methylethylketone (MEK), methylisobutylketone (MIBK), and any other solvent included in the coating, lining, or adhesive Material Safety Data Sheets (MSDS). The results of the VOC analyses must be submitted to the DDW.



February 4, 2015

Mr. Randy Mayes  
**Standard Industries, Inc.**  
1905 Lirio Avenue  
Ventura, CA 93004

**Subject: Pre-Demolition Asbestos Survey of Water Storage Tank**  
Meiners Oaks Water District – Reservoir Replacement Project  
2800 Block of Maricopa Highway, Ojai, CA 93023  
*FCG Job Code: Std. Industries-08*

Dear Mr. Mayes:

FCG Environmental performed a limited pre-demolition asbestos survey of an obsolete water storage tank located at the Meiners Oaks Water District (MOWD) reservoir/storage yard located in Ojai, CA. The investigation was performed on Jan. 30, 2015 by Alan Forbess, a CA Certified Asbestos Consultant (#94-1549). This report documents the findings of our limited testing survey to identify asbestos containing materials and abatement requirements prior to demolition of the tank in question.

## 1.0 Background Information / Scope of Project

**Background:** The subject site is a water storage tank setting (formerly a reservoir) that is operated by the MOWD. The reservoir replacement project includes the removal of older water storage tanks, including the tank located in the southeast corner (“Bastard Tank”). The tank in question is a closed-top, bolted steel tank constructed of unpainted galvanized metal with 3-rings or layers of individual panels. FCG was asked to perform a survey of tank materials that will be disturbed as part of future demolition activities in order to identify asbestos containing materials in accordance with federal, state and local regulations.

**Scope of Project:** The following services were conducted in order to define asbestos and lead concerns at the subject site:

- A visual inspection of representative tank materials was conducted to identify suspect asbestos containing materials (ACM), with emphasis on gaskets and sealants used on the tank.
- Bulk samples were collected from suspect asbestos materials for submittal to a qualified laboratory for analysis. All bulk samples were analyzed by Forensic Analytical, a state-certified laboratory located in Rancho Dominguez, CA. All samples were analyzed by polarized light microscopy (PLM), to determine asbestos fiber concentrations in bulk building material samples. PLM is applicable for the analysis of building survey submissions and other bulk materials.
- All field observations, laboratory analytical data, and other findings have been evaluated, with this written report summarizing our findings and providing recommendations as necessary for abatement or further investigation.

## 2.0 Asbestos Survey Findings

**Site Description:** The subject site is an unpainted, galvanized steel tank that is bolted together using individual panels to create rows or rings, with two horizontal seams separating each level or ring. Man-ways are located on either side of the tank on the lower level, one round and one rectangular. The individual panels are bolted together using a rubber gasket material. The chime gasket located at the overlap between the horizontal and vertical panel seams also uses a fibrous gasket material that is suspected of being asbestos containing. A similar material is also used at the manways to seal the access panel or door. A site plan and photos are attached for your review.

**Suspect Materials:** After a visual inspection at the subject site buildings was completed, the following suspect asbestos containing materials were noted:

- Gasket materials (black, rubberized) on main panels
- Gasket materials (fibrous, white gasket or “chime” gasket), at overlap
- Sealants used around manway flanges or covers

**Bulk Sampling Results:** FCG collected 6 bulk samples from suspect asbestos containing gasket materials from the subject site. The samples were collected and forwarded to Forensic Analytical, a certified asbestos laboratory located in Rancho Dominguez, CA. All samples were analyzed by Polarized Light Microscopy (PLM) using EPA Method 600/R-93-116, Visual Area Estimation. Table 1 below provides a summary of those materials which tested positive for asbestos based on laboratory analytical data from collected samples. Please refer to the Attachments for a complete copy of the laboratory analytical results.

**Table 1: Summary of Asbestos Sample Results**

Sample ID	Asbestos Containing Material	Location	% Asbestos	Friability & Condition
1, 2	Gasket Caulking Material	Manway Door Hatch (@ seam)	Grey Semi-Fibrous Gasket = 60% chrysotile	Category I, Non-friable material in fair condition
3, 4	Rubberized Black Gasket Material	Main gasket @ panel seams	Black gasket material = ND Tan mastic = ND Grey coating = ND	No asbestos detected
5, 6	White fibrous gasket material	Chime gasket (where vertical and horizontal seams meet)	White fibrous gasket = 40-60% chrysotile <1-2% amosite	Category I, Non-friable material in fair condition
All identified ACMs are Chrysotile-type asbestos unless identified otherwise. Please see the attached laboratory analytical report for additional details.				

### **Notes on Tables and Assessment Terms**

- **Asbestos containing material (ACM):** Federal and County APCD regulations define ACM as any material or product that contains more than 1% asbestos. CA State regulations further define ACCM (*asbestos containing construction material*) as any building material with greater than 0.1% asbestos by weigh for purposes of worker protection and training.
- **Asbestos renovation:** Defined by NESHAPS as the removal of more than 160 square feet or 260 linear feet of ACM. OSHA requires registration of all contractors removing more than 100 sq. ft.

on any project. Local Ventura County APCD regulates renovations involving greater than 100 sq. ft. of friable or Regulated ACM. They also oversee all demolition projects, regardless of asbestos issues.

- **Friable ACM:** any ACM that when dry can be crumbled, pulverized, or reduced to powder by normal hand pressure.
- **Non-friable ACM:** any ACM that **cannot** be reduced to powder by normal hand pressure.
- **Category I non-friable ACM:** asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products. (typically pliable materials, including sealants and mastics)
- **Category II non-friable ACM:** any other ACM that when dry cannot be reduced to powder by hand pressure (typically non-pliable/cementitious materials).
- **Regulated Asbestos Containing Material (RACM):** any *friable* ACM that will be removed during a renovation of a regulated structure. Non-friable ACM that will become friable due to the removal method or technique is also regulated. Note: While linoleum flooring (vinyl sheet flooring with asbestos backing) is considered a Category I ACM while managed in place, removal *always* renders it friable and therefore must be managed as RACM.
- **Presumed Asbestos Containing Materials (PACM):** This designation is for those materials which are normally asbestos containing but were not sampled due to access issues or potential for irreparable damage. This typically includes transite (asbestos cement) piping or sheeting, or thermal systems insulation (TSI) materials such as mudded elbows, pipe lagging or similar other materials found within walls, under floors, etc. where destructive testing is not allowed or recommended. Regulations allow asbestos inspectors to "presume" that these materials contain asbestos without laboratory data based on the inspector's experience and knowledge of building materials.
- **Trace (<1%) Asbestos:** Federal and local APCD regulations define an asbestos containing material (ACM) as any compound with greater than 1% asbestos. The State of California through Cal-OSHA regulation further defines an asbestos containing material as any compound which meets or exceeds a concentration of 0.1% asbestos by weight. This definition is primarily for worker and occupant protection during disturbance work. The polarized light microscopy (PLM) method does not quantify the concentration asbestos in bulk samples at levels of less than 1%. Furthermore, PLM methodology will include all fibers with a similar aspect ratio (3:1) to asbestos fibers, and therefore may count non-asbestos fibers as part of the overall total. PLM analytical methods must report a "trace" amount where fibers are noted in concentrations of less than 1% of the total. Further analysis by more quantitative methods such as "Point Count" or transmission electron microscopy (TEM) are required to quantify the actual concentration of asbestos in "trace" PLM sample results.

Summary: Our survey identified a limited amount of Asbestos Containing Materials (ACM) at the tank structure in question which will require abatement or special handling as part of the proposed renovation activities. Please see the Conclusions & Recommendations below for further discussion regarding the abatement and proper handling of asbestos containing materials. Please see the attached plot plan and site photos for additional information.

### 3.0 Conclusions & Recommendations

An asbestos survey of the site has been completed per the terms of our agreement to define hazardous materials issues prior to scheduled renovations. Based on our visual observations and our evaluation of analytical data, we conclude the following:

- **Materials which meet the definition of ACM (>1%):** Asbestos containing materials which exceed 1% total asbestos were identified at the site as follows:

- Chime Gasket (white fibrous material): This gasket material is used to seal the small gaps where the vertical panel seams meet the horizontal ring or “chime” gasket. The gasket material is only a few sq. inches in size and is located only where the overlap occurs. An estimated total of <20 sq. ft. of this material is found on the tank. We recommend that the chime gasket materials be removed by cutting out the “coupons” with the shear tool without disturbing the gasket material and setting them aside on plastic sheeting or in a container (i.e., 55-gallon drum) for later disposal. Gaskets are considered non-friable, Category I materials which can be disposed as non-hazardous, asbestos-containing waste.
- Gasket/Caulking Material around Manways: This gasket material is used to seal the flanges at the two large manway openings. The gasket material appears to have been used in addition to the rubber gasket that seals the bolted door to the flange. An estimated total of <10 sq. ft. of this material is found at each opening. With two openings, the total is estimated at <20 sq. ft. We recommend that the gasket materials be removed either by scraping from the metal flange or cutting out the entire flange without disturbing the gasket and setting aside for later disposal. Gaskets are considered non-friable, Category I materials which can be disposed as non-hazardous, asbestos-containing waste.
- All identified asbestos containing materials that are to be disturbed as part of site renovations must be handled in accordance with applicable federal, state and local regulations. Disturbance activities should be performed only by properly trained abatement contractors using appropriate controls to prevent fiber emissions during the removal process. This may include the use of wet methods (water mist), negative pressure containment, HEPA filtration and other engineering controls to keep fibers from being dispersed.
- If the gasket materials can be removed without disturbing the actual gasket by using cutting tools around the perimeter of the flange or chime gasket, then the work can be conducted by properly trained demolition workers. However, the later handling and disposal operations must be conducted in accordance with current regulations and may require the use of trained and licensed asbestos workers.
- Workers performing actual asbestos disturbance or gasket removal work must wear Personal Protective Equipment (PPE) to prevent exposure, including protective suits, gloves, eye protection and respiratory protection with HEPA filtration cartridges (P-100 or equivalent). This should be conducted by DOSH-registered and licensed asbestos contractors.
- Asbestos containing waste materials should be properly contained and transported for off-site disposal at a properly permitted facility. Friable asbestos waste is hazardous waste per regulatory definition and must be disposed to a Class I Landfill in accordance with current hazardous waste manifesting, transportation and disposal requirements. Non-friable asbestos which remains in a non-friable state can be disposed as non-hazardous, asbestos-containing waste at a permitted Class III landfill. As the gasket materials are classified as non-friable, Category I materials per NESHAPS and APCD requirements, allowing them to be disposed as non-hazardous, asbestos containing waste.

- The local enforcement agency for asbestos removal projects in this area is the Ventura County Air Pollution Control District (APCD). They require notification for removal of friable, regulated asbestos containing materials in quantities which exceed 100 square feet and for all structural demolition projects. The level of asbestos appears to be well below the notification levels. Regardless of the asbestos types and quantities found, we recommend that this survey report be submitted as a courtesy along with any required notifications or permit information for their review. We are not sure whether tanks are regulated as structures for notification purposes. We recommend that you contact the APCD directly for further information regarding permitting and regulatory requirements.
- The contractor conducting abatement work is responsible for complying with local, state and federal standards for worker protection and NESHAPS regulations regarding asbestos fiber emissions. Proper removal techniques must be followed to prevent the dissemination of asbestos fibers. Notification and permitting is typically the responsibility of the abatement contractor and/or property owner. If you would like assistance regarding these matters or would like the names of qualified contractors in your area, please feel free to contact FCG at (805) 646-1995.

**General Disclaimer:**

- Due to the height of the tank, we were not able to inspect the top sections or tank cover materials. In addition, the tank base was covered by gravel and not accessible. However, we anticipate that all tank materials should be consistent throughout.
- As our survey was limited to readily accessible areas, there is potential that suspect materials previously unidentified could be discovered during site demolition or renovation work. If suspect materials are found during site work, the area should be isolated and any suspect materials tested to confirm or deny the presence of asbestos or other hazards.

### **Limitations Statement**

The data compiled and evaluated as part of this assessment was limited and may not represent all conditions at the subject site. Asbestos was widely used until the late 1970's in thousands of building materials (i.e. joint compound, wallboard, thermal system insulation (TSI), acoustical ceiling, roofing material, etc.), making it difficult to locate all areas of ACM usage. This assessment reflects the data collected from the specific locations tested to identify Asbestos Containing Materials (ACM) in those locations and may not be all encompassing. There is always potential for asbestos containing materials to be missed due to problems with accessibility, and the broad variety of uses. It should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection. All data collection, findings, conclusions and recommendations presented by FCG within this report are based upon limited data using current standard practices accepted within the industry. The conclusions and recommendations presented within this report are based on current regulations and the professional experience of the certified professionals involved in this project.

The data collected during this assessment and any resulting recommendations shall be used only by the client for the site described in this report. Any use or reliance of this report by a third party, including any of its information or recommendations, without the explicit authorization of the client shall be strictly at the risk of the third party.

It should not be misconstrued that this assessment has identified any or all environmental conditions at the subject site. FCG makes no representations regarding the accuracy of the enclosed data and will not be held responsible for any incidental or consequential loss or punitive damages including but not limited to, loss of profits or revenues, loss of use of a facility or land, delay in construction or action of regulatory agencies.

If you have any questions or concerns regarding the information provided, please do not hesitate to call us at 805.646.1995.

### **FCG Environmental**



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Prepared by:  
Alan Forbes, Principal Consultant  
CA Certified Asbestos Consultant #94-1549

Attachments: 1 - Forensic Analytical Results & Bulk Sampling Log  
2 - Plot Plan (with subject tank location noted)  
3 - Color photographs of site/tank conditions  
3 - FCG Inspector Certifications



## **Attachments**

Laboratory Analytical Results for  
Asbestos Bulk Samples

Bulk Sample Log Sheets/Chain-of-Custody

Site Plan (with tank location)

Color Photos of Site/Tank Conditions

FCG Staff Certifications

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# Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

FCG Environmental  
Alan Forbess  
1009 Mercer Avenue  
  
Ojai, CA 93023

**Client ID:** 7238  
**Report Number:** B200929  
**Date Received:** 02/02/15  
**Date Analyzed:** 02/02/15  
**Date Printed:** 02/02/15  
**First Reported:** 02/02/15

**Job ID/Site:** Std. Ind. - 08; Meiners Oaks Water Dist., Tank Farm - Tank No. ?

**FALI Job ID:** 7238  
**Total Samples Submitted:** 6  
**Total Samples Analyzed:** 6

**Date(s) Collected:** 01/30/2015

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
1	50911795	Chrysotile	60 %				
Layer: Grey Semi-Fibrous Material							
Total Composite Values of Fibrous Components:		<b>Asbestos (60%)</b>					
Cellulose (Trace)							
2	50911796	Chrysotile	60 %				
Layer: Grey Semi-Fibrous Material							
Layer: Tan Tape		ND					
Total Composite Values of Fibrous Components:		<b>Asbestos (45%)</b>					
Cellulose (15 %)							
3	50911797						
Layer: Black Non-Fibrous Material		ND					
Layer: Tan Mastic		ND					
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
4	50911798						
Layer: Black Non-Fibrous Material		ND					
Layer: Grey Coating		ND					
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
5	50911799	Chrysotile	65 %	Amosite	2 %		
Layer: White Fibrous Material							
Total Composite Values of Fibrous Components:		<b>Asbestos (67%)</b>					
Cellulose (Trace)							
6	50911800	Chrysotile	40 %	Amosite	Trace		
Layer: White Fibrous Material							
Total Composite Values of Fibrous Components:		<b>Asbestos (40%)</b>					
Cellulose (25 %)							

Report Number: B200929

Date Printed: 02/02/15

Client Name: FCG Environmental

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
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Tiffani Ludd, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by Forensic Analytical Laboratories Inc. (FALI) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by FALI to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by FALI. The client is solely responsible for the use and interpretation of test results and reports requested from FALI. Forensic Analytical Laboratories Inc. is not able to assess the degree of hazard resulting from materials analyzed. FALI reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



Client No: 7238  
 FCG Environmental  
 (Forbes Consulting Group, Inc.)  
 1009 Mercer Avenue  
 Ojai, CA 93023

PO/Job# *Std Ind. -08* Date *Jan. 30, 2015*

Turn Around Time:  Same Day /  1 Day /  2 Day /  3 Day /  4 Day /  5 Day

PCM:  NIOSH 7400A /  NIOSH 7400B  Rotometer  
 PLM  Standard /  Point Count: 400 / 8000 /  CARB 435

Contact: Alan Forbes, Bill Miller

Phone: (805) 646-1995 Fax: (805) 669-3538

E-mail: aforbes@fcgenviron.com, bmillier@fcgenviron.com

TEM Air:  AHERA /  Yamate2 /  NIOSH 7402  
 TEM Bulk:  Quantitative /  Qualitative /  Charfield  
 TEM Water:  Potable /  Non-Potable /  Weight %  
 TEM/Microvac:  Qualitative /  D5755 (st/area) /  D5756 (st/mass)

AQ Particle Identification (PLM LAB)  PLM Cigarettes/Soot  
 Particle Identification (TEM LAB)  Special Project

Site: *Meiners Oaks Water Dist.*

Site Location: *Tank Farm - Tank No.?*

Matrix: \_\_\_\_\_

Analytes: \_\_\_\_\_

Comments: *"Bastard Tank"*

Report Via:  Fax  E-Mail  Verbal

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY			Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	
1		<i>Caulking at man-door</i>	<i>LA</i>			
2		<i>Gasket " " "</i>	<i>LA</i>			
3		<i>Rubberized gasket " "</i>	<i>LA</i>			
4		<i>Rubber gasket at 1st Ring</i>	<i>LA</i>			
5		<i>Chime gasket " " "</i>	<i>LA</i>			
6		<i>" " " "</i>	<i>LA</i>			

Sampled By: \_\_\_\_\_ Date: *1/30/15* Time: *11:00 am*

Shipped Via:  Fed Ex  DHL  UPS  US Mail  Courier  Drop Off  Other: \_\_\_\_\_

Relinquished By: *[Signature]* Date/Time: *1/30/15*

Relinquished By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Relinquished By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Received By: *[Signature]* Date/Time: *2/2/15 10:30 AM*

Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Condition Acceptable?  Yes  No *rb*

Condition Acceptable?  Yes  No

Condition Acceptable?  Yes  No

MOWD  
Reservoir  
Project site

Subject Tank

Site entrance from Hwy. 33

Google earth

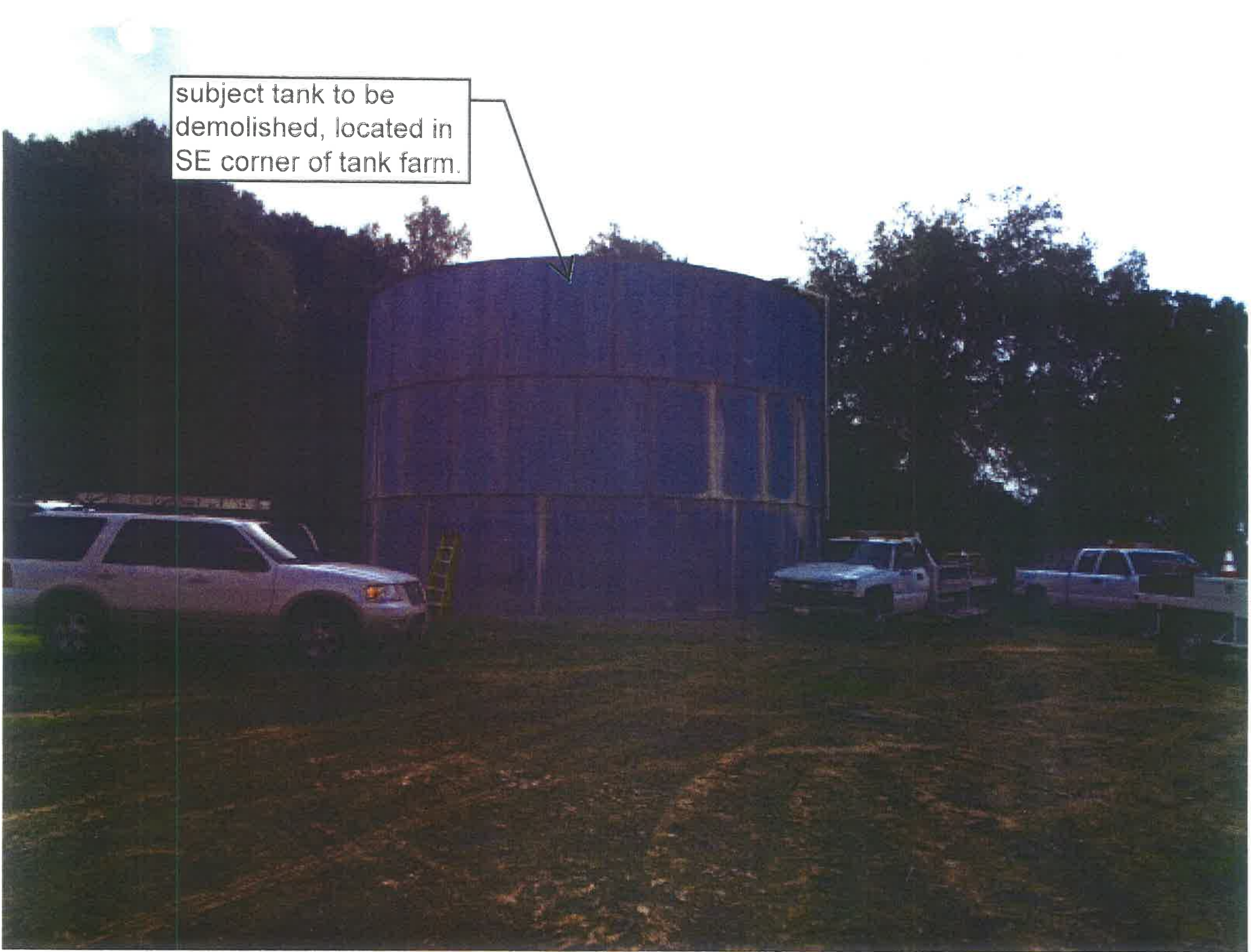
1994

© 2015 Google

Imagery Date: 12/9/2013 34°27'39.35" N 119°16'37.04" W elev 907 ft eye alt 2551 ft



subject tank to be demolished, located in SE corner of tank farm.



# FCG Inspector Certifications



State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Alan Wayne Forbess**



Name

Certification No. **94-1549**

Expires on **01/12/16**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code





Photo 10

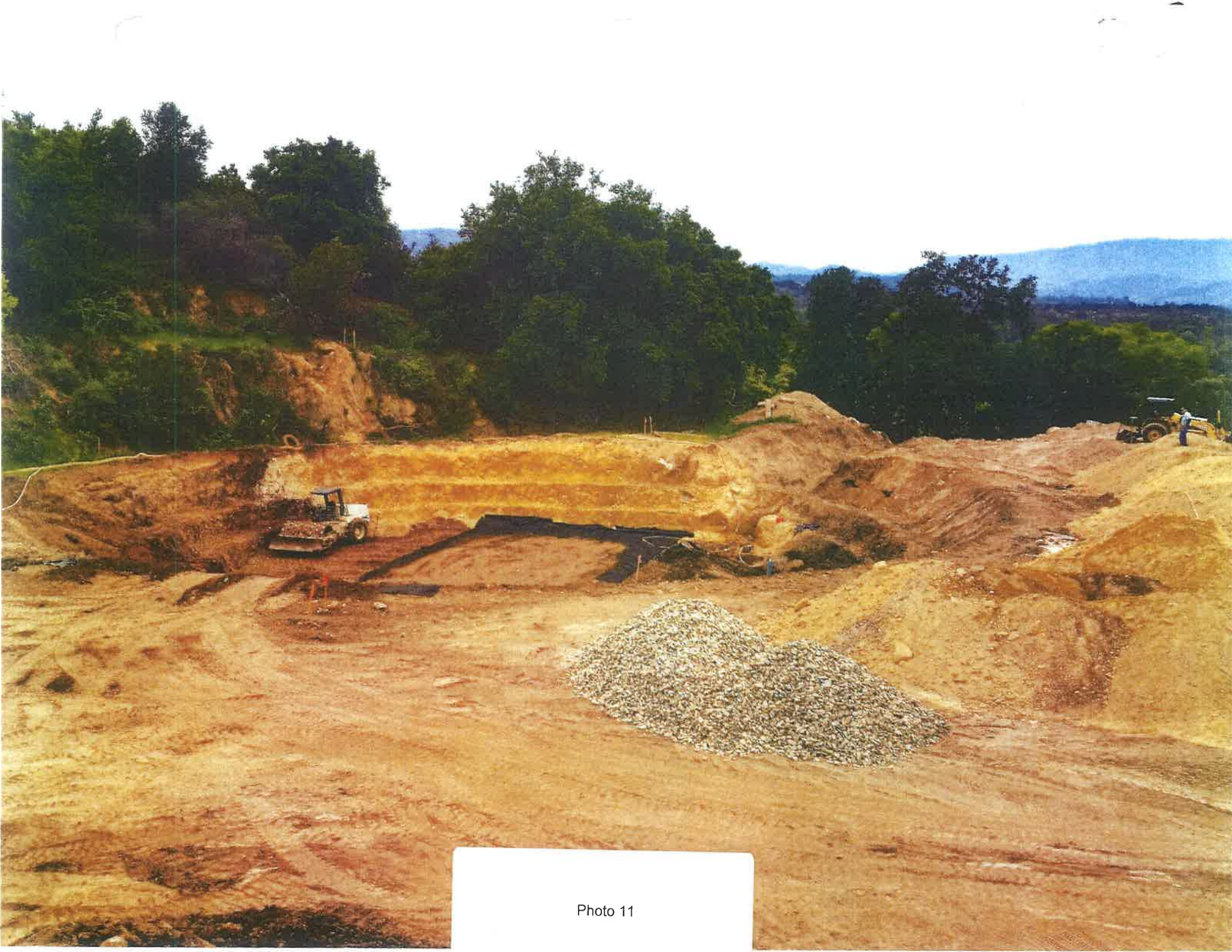


Photo 11

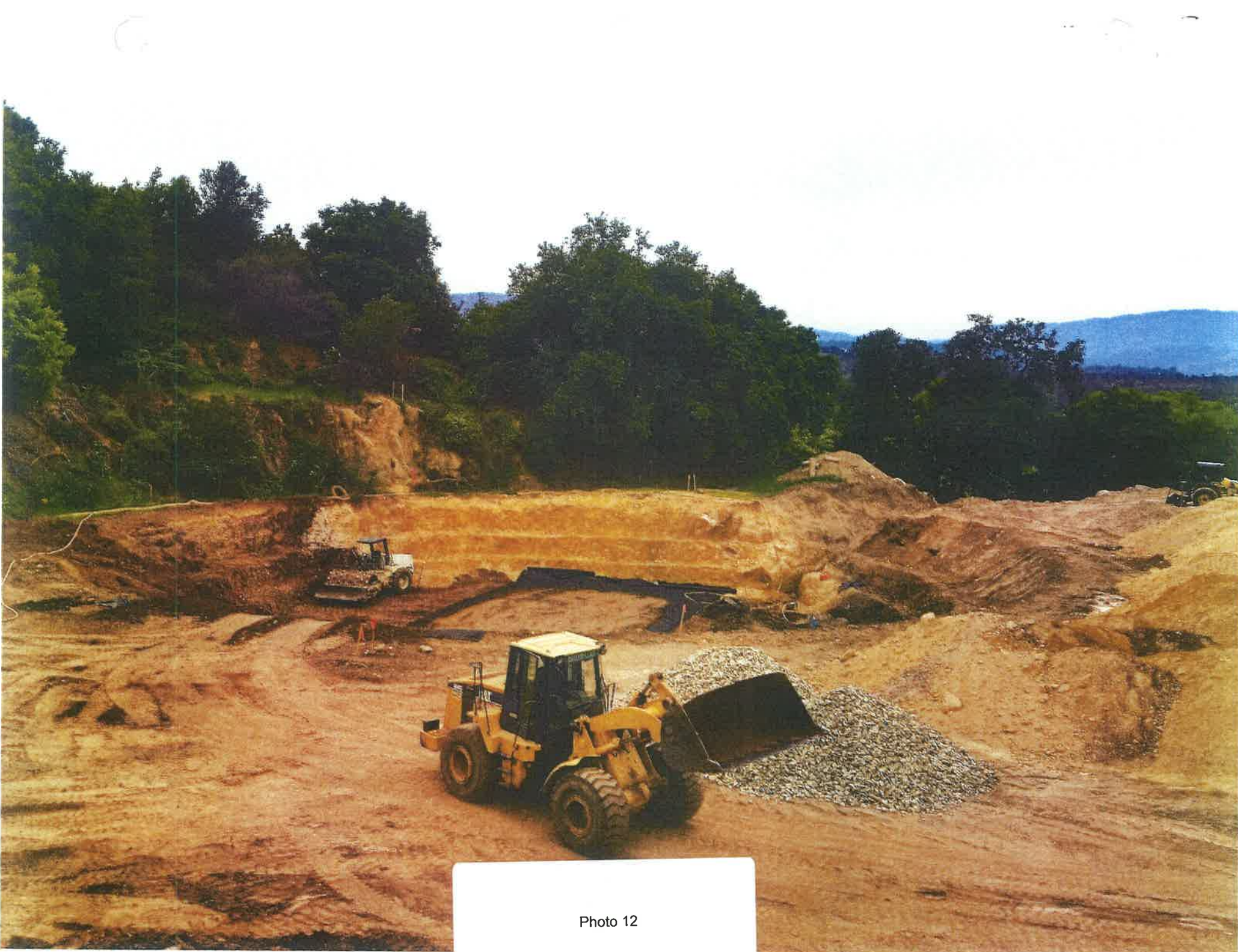


Photo 12

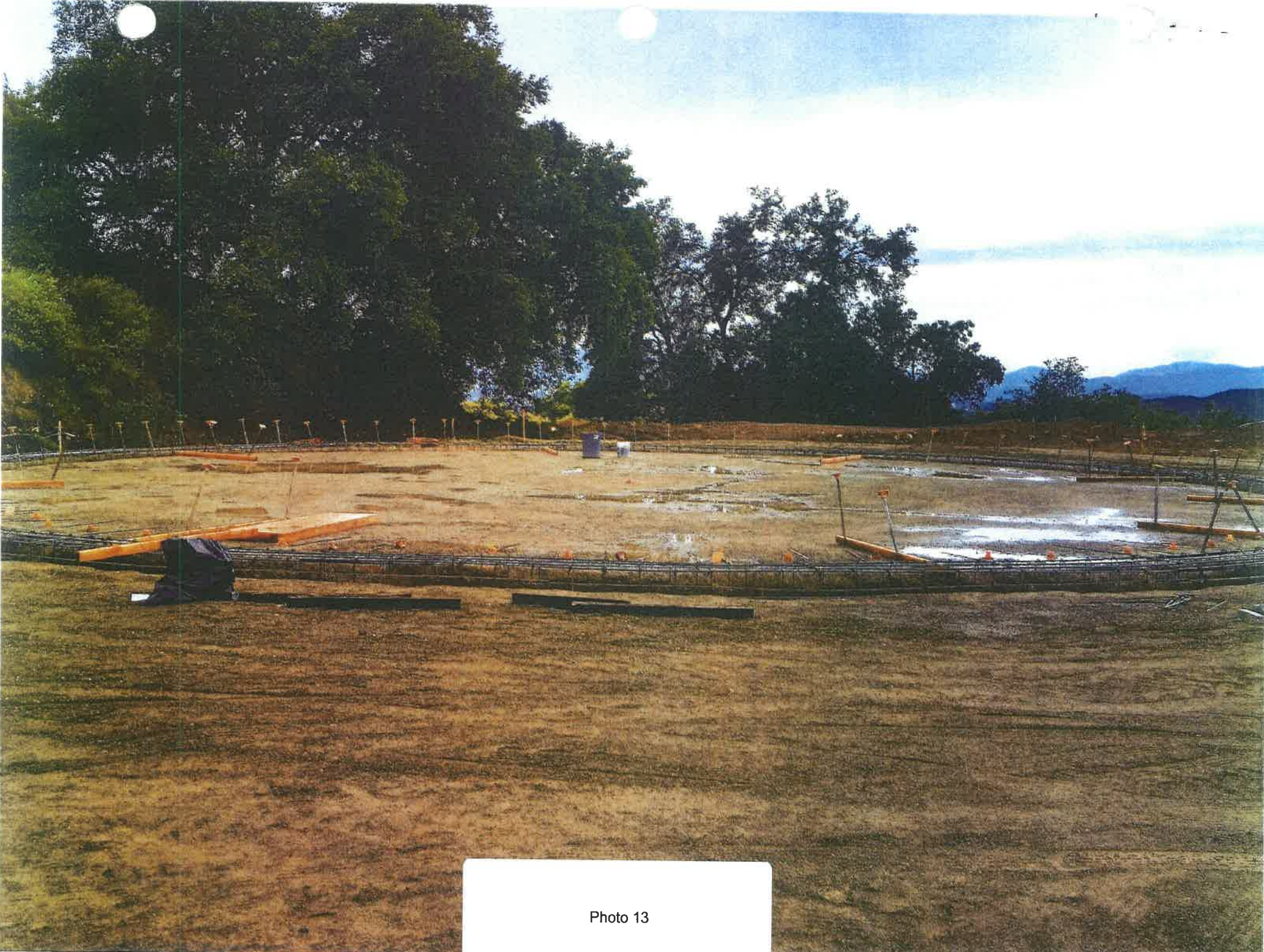


Photo 13

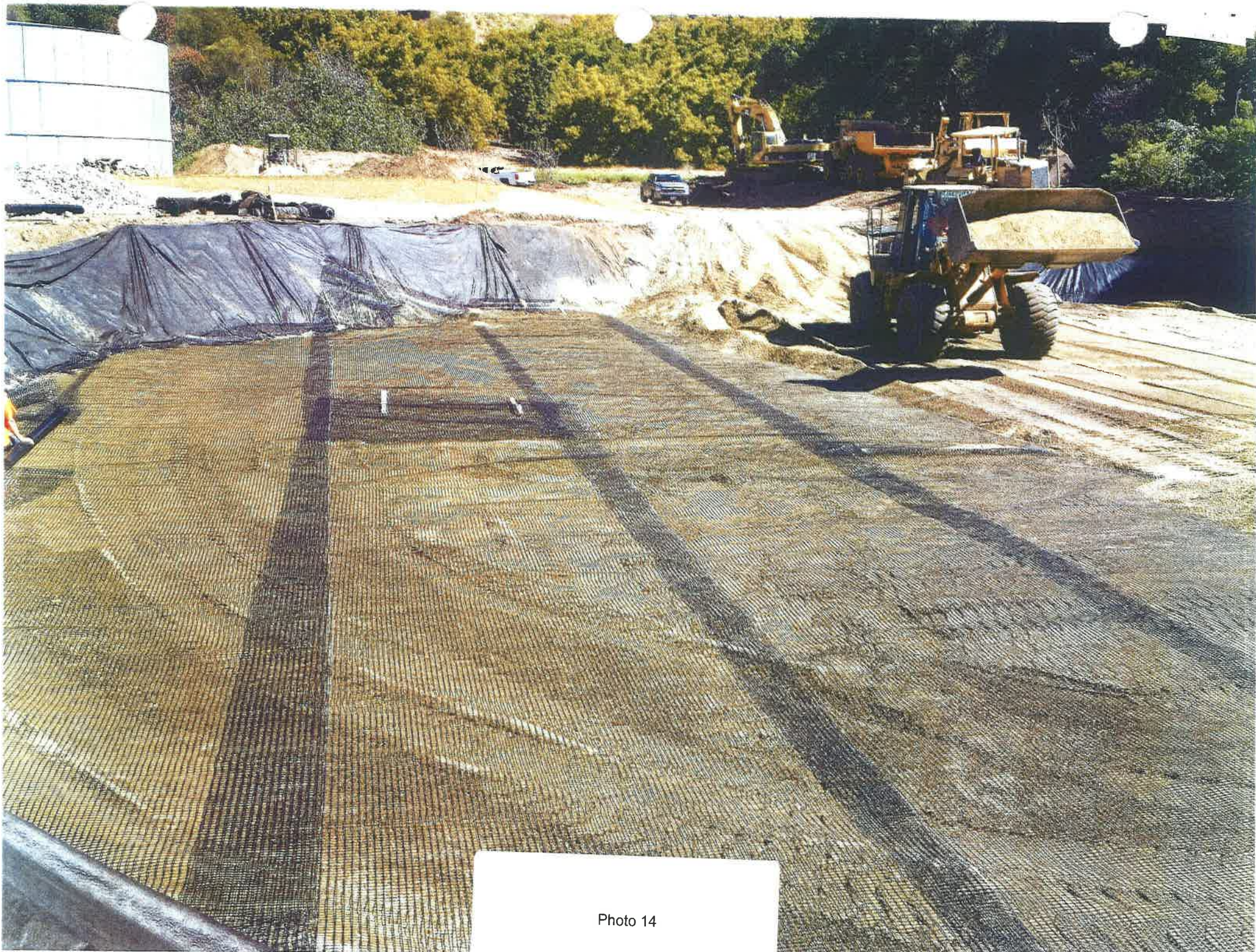


Photo 14



Photo 15

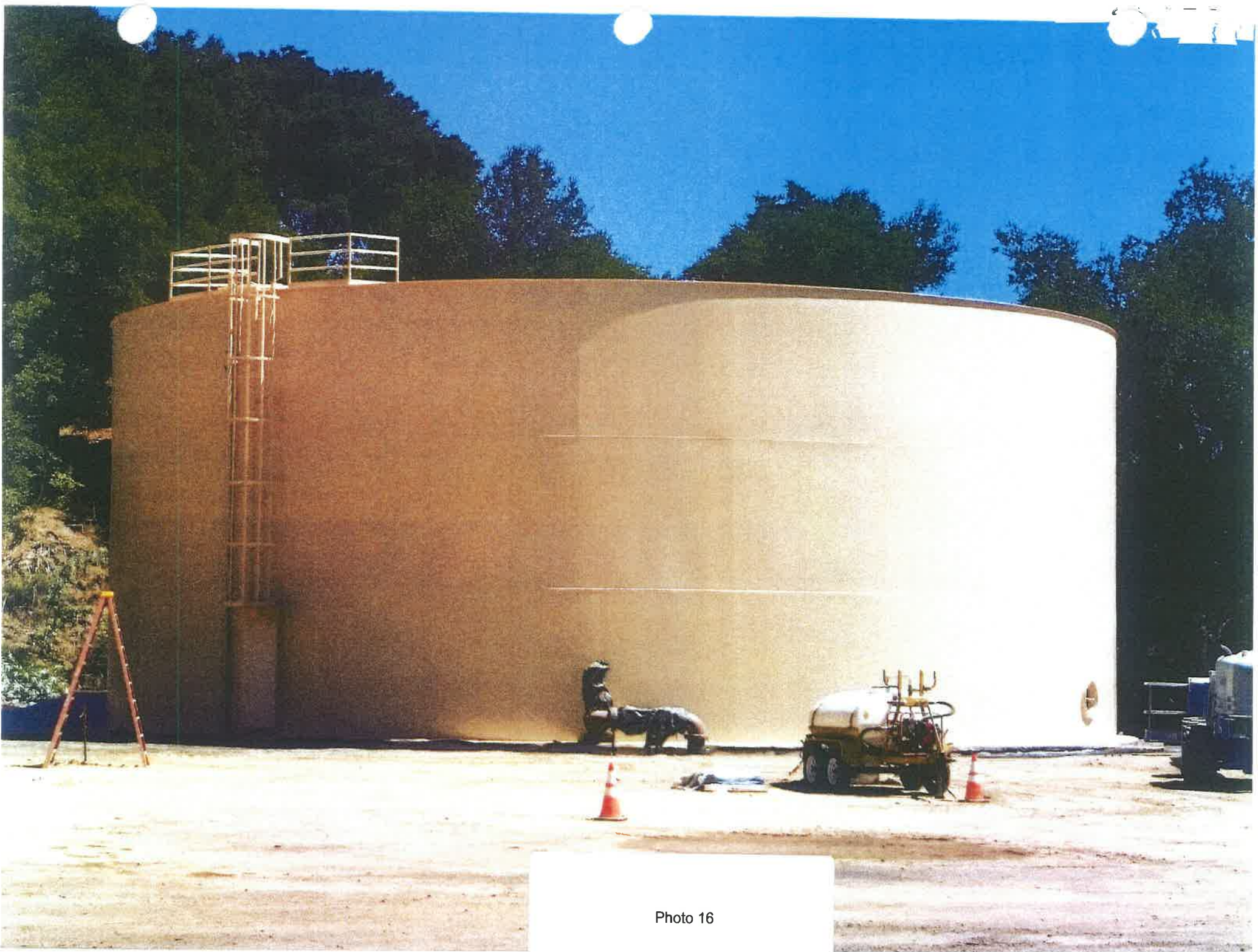


Photo 16

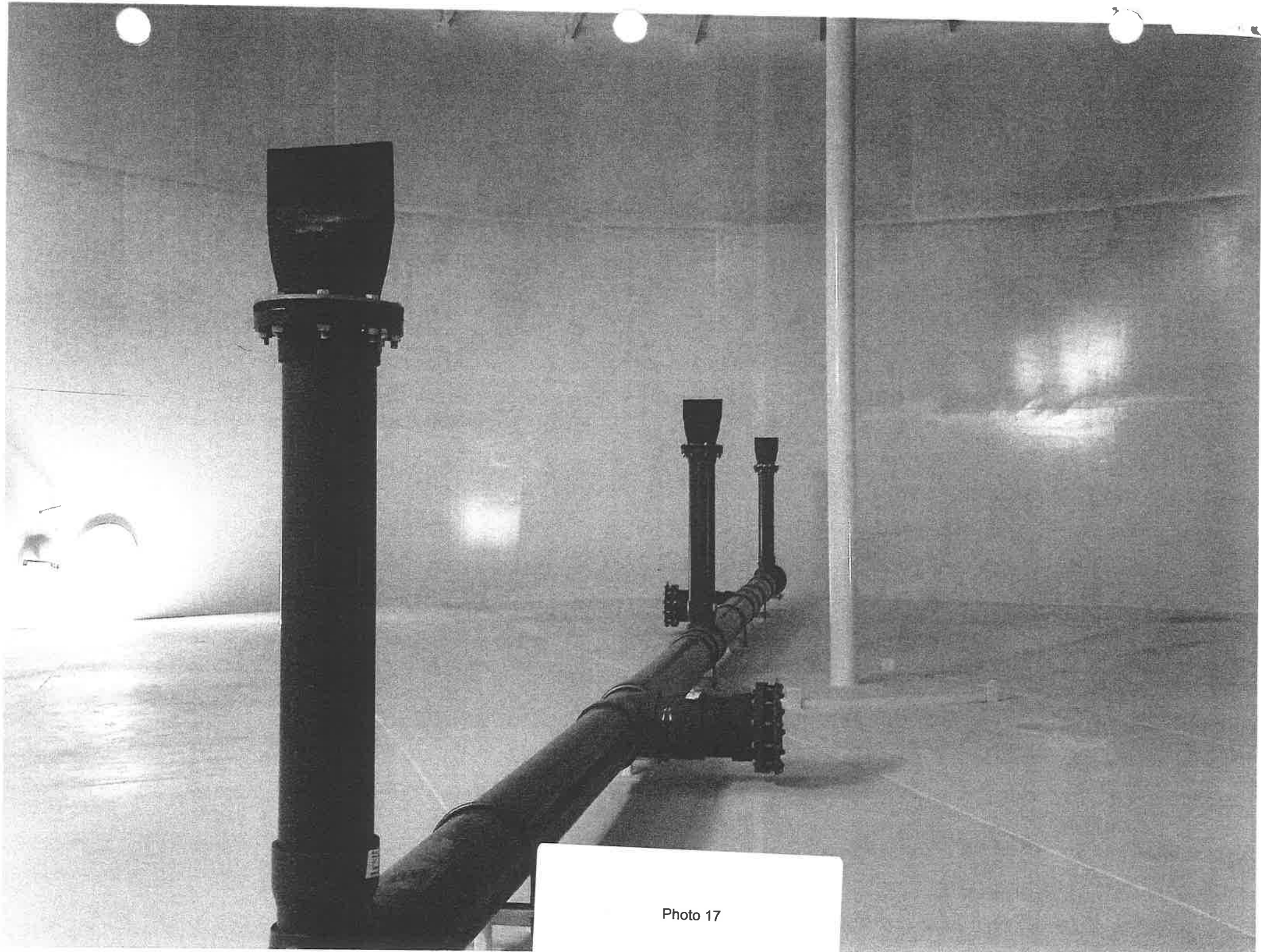


Photo 17



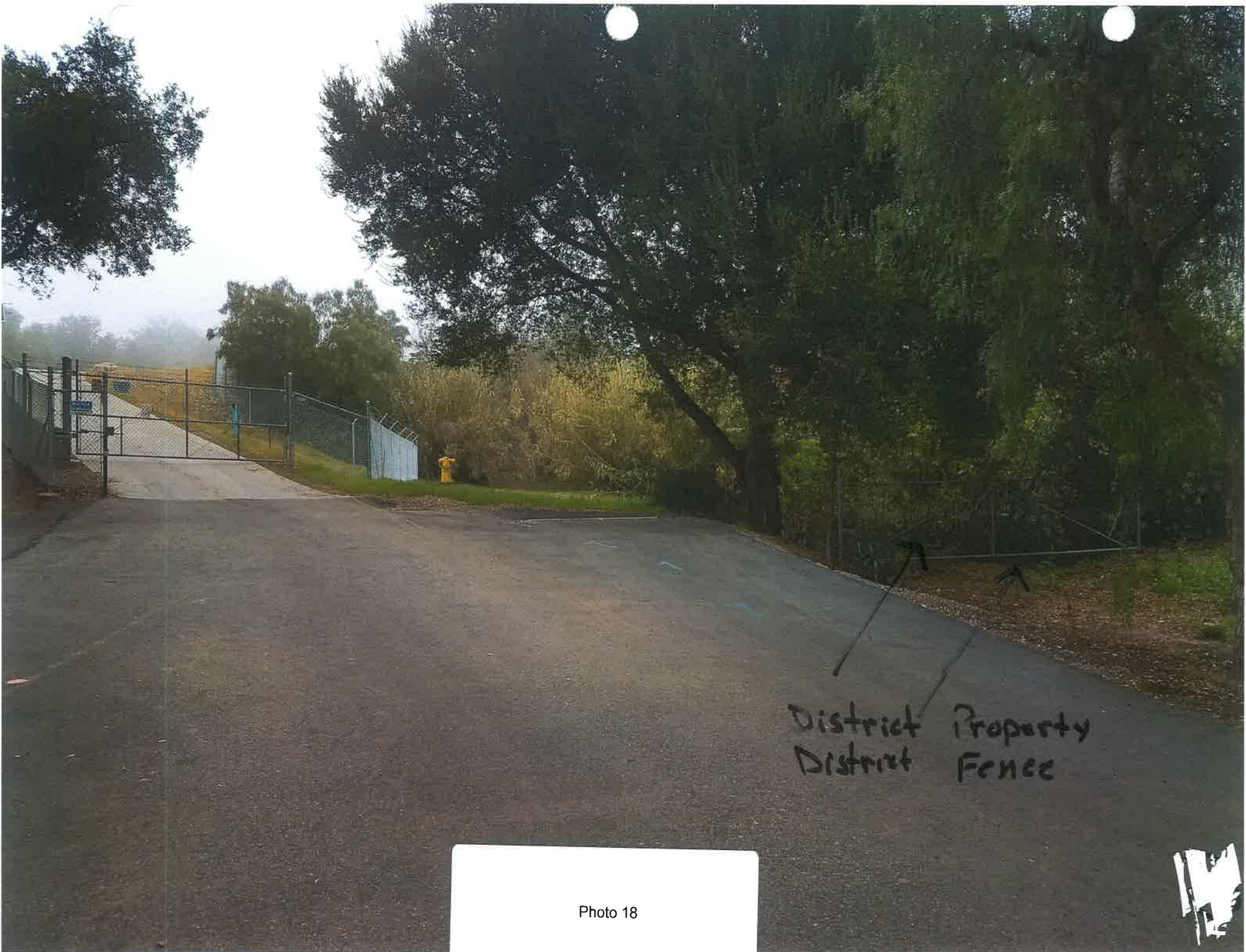


Photo 18

## Item 6: Site Improvements

### Excerpt from Ms. Moll's Letter

Para. 6

*"Meiners Oaks Water District has been a terrible steward of the land. I have not been able to find any permits in reference to the draining of the reservoir, the remediation of the dumpsite, or any permits for the tanks, grading, or soil reports. In fact, I have found the opposite. I have found letters from the Department of Water Resources claiming that MOWD failed to fill out any application forms to remove the dam from State jurisdiction. All of these documents should be readily available to the public."*

### MOWD Response

Before-and-after pictures included herein demonstrate MOWD's good stewardship of the site, as follows:

**Pictures 19 & 20** illustrate the condition of the easement road prior to improvements MOWD conducted in 2012.

In 2012, and at the District's sole expense, MOWD paved the easement road and improved drainage on both sides of the road including the installation of two concrete headwalls. The District not only obtained verbal authorization from the owner at the time (Mr. Miller) to do the paving (with some minor grading to a level surface so that asphalt could be laid) drain improvements and beautification. The work also prevented further erosion from storm runoff.

**Picture 21** shows the appearance of the easement road after the improvements. The road is accessible year-round and the drainage works properly. **Pictures 22 - 25** are provided to illustrate the overall good condition of District property and the easement.

Finally, also in 2012, at the District's expense, staff helped clean up a homeless encampment in the area previously described in Item 4, got rid of squatters in what is now Ms. Moll's current home while it was vacant, and contributed to the cost of further clean-up, which included removal of miscellaneous minor debris along the easement road, and weed and shrub abatement.



04.16.2012 07:18

Photo 19



Photo 20

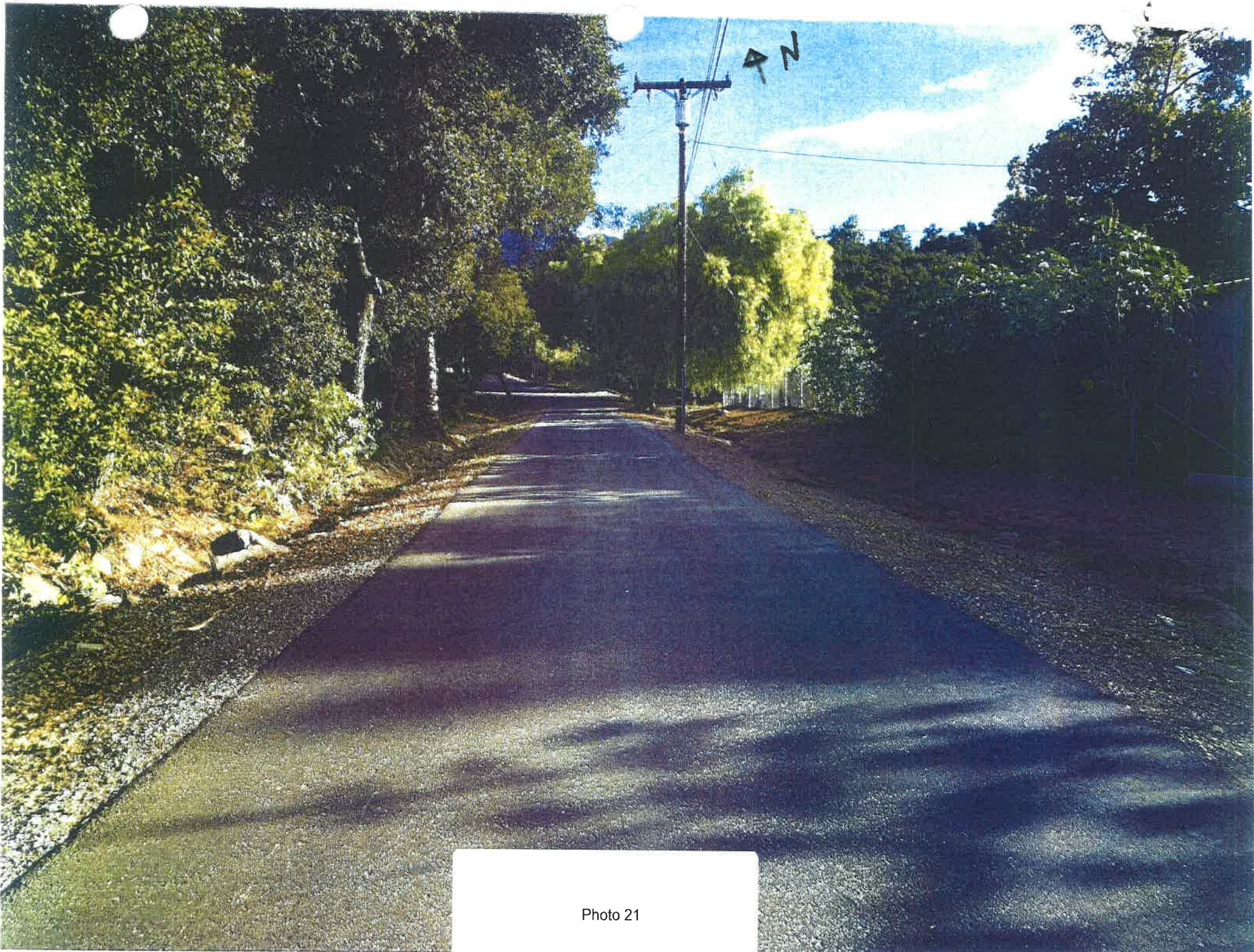


Photo 21

Jan 29, 2018 9:48:53 AM

Oja



Photo 22

Jan 29, 2018 9:48:58 AM  
Oja



Photo 23

Mar 7, 2018 4:01:09 PM  
Oja

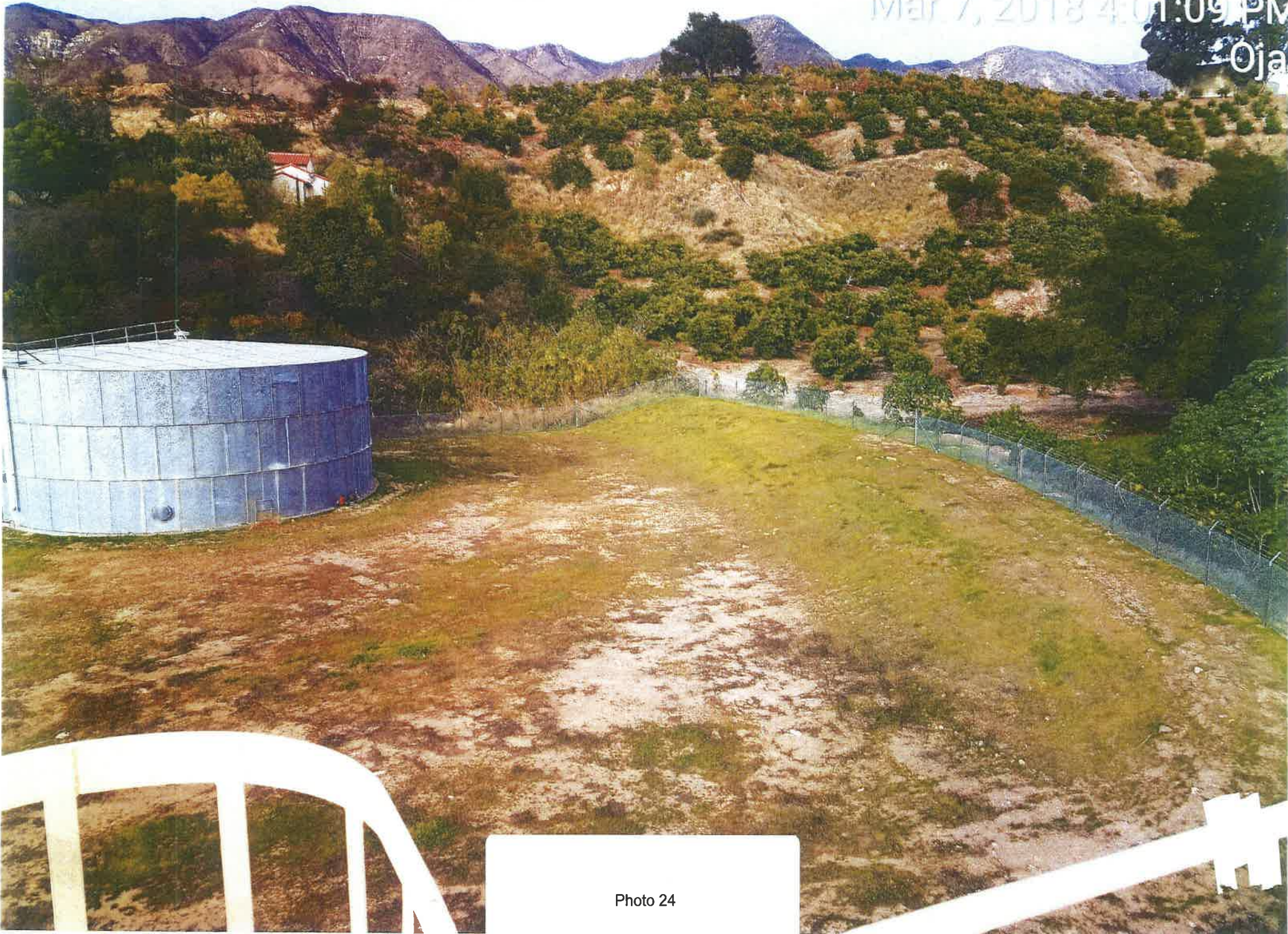


Photo 24



Mar 7, 2018 4:10:44 PM  
Oja

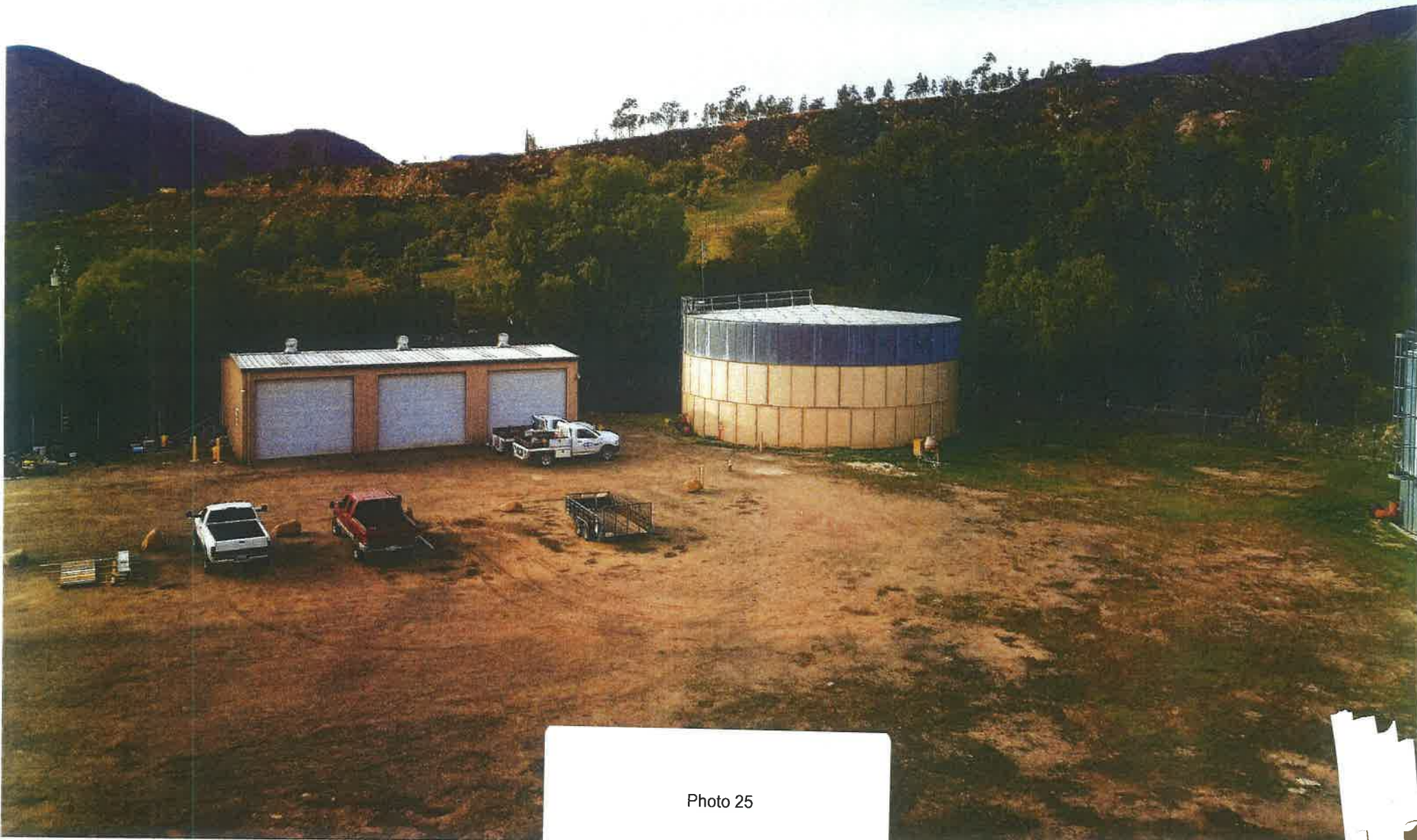


Photo 25

## Item 7: Site Improvements

### Excerpt from Ms. Moll's Letter

Para. 7

*"The area was a natural watershed with beautiful stream that was once a tributary leading to the Ventura River. I am concerned about the trash (from the landfill) that is exposed in this stream after every rain."*

### MOWD Response

The allegations about trash emanating from a hypothetical landfill were addressed in Item 4.

## Item 8: CUP

### Excerpt from Ms. Moll's Letter

Para. 8

*"MOWD should not be granted an extended use permit. MOWD's property is not zoned for a commercial utility service yard. Already, MOWD's employees ride loud dirt bikes onto the property. MOWD employees are on the property at all hours of the night even when it is not an emergency."*

### MOWD Response

Zoning is covered in the CUP application and recognized under the requirements of Section 8114-3 of the Non-Coastal Zoning Ordinance (PL-4).

The "dirt bike" referenced above is a street legal motorcycle that an MOWD employee rides to work from time to time when the weather is nice..

MOWD employees access all of our properties for the sole use of conducting District business. Sometimes, to respond to urgent repairs or other emergencies, this requires staff to access our facilities outside of normal business hours.

## Item 9: Involvement of Law Enforcement

### Excerpt from Ms. Moll's Letter

Para. 9

*"Mike Hollebrands has called the police on my workmen on several occasions over frivolous matters, only with the intention of intimidating me. Meiners Oaks Water District is not the law and should not attempt to act like it."*

### MOWD Response

MOWD staff has called the local authorities on three separate occasions; two were for trespassing and destruction of public property by Ms. Moll and her workers/contractors, (July, 2017 and January, 2018), and the third was in response to threats of violence from Ms. Moll's staff to ours (August, 2017).

**Picture 26** illustrates a flow berm on MOWD property installed in 2012 (several years before Ms. Moll purchased her property) that is used to divert sheet flow into a catch basin and then into a drainage ditch.

**Picture 27** shows in July 2017, a picture of Ms. Moll and her contractors (1) removing the flow berm from District property, thereby trespassing and destroying public property, and (2) arguing with District staff when she was asked to stop the destruction.

**Picture 28** shows evidence of Ms. Moll's workers in the process of building (at the time) an unpermitted gate and unearthing the main waterline supplying our customers before having been told that it's her legal obligation to call dig-alert prior to any excavating.

**Picture 29** take on January 5, 2018 illustrates Ms. Moll's workers digging holes on District property to install bollards on District Property without the permission.

MOWD understands that the incidents triggering involvement with law enforcement are a civil issue and not within the purview of the BOS, but we feel that it's important for the BOS to understand that MOWD has not engaged local authorities for "frivolous" matters, but in response to what has become a pattern by Ms. Moll of trespassing and causing damage to MOWD's public property.

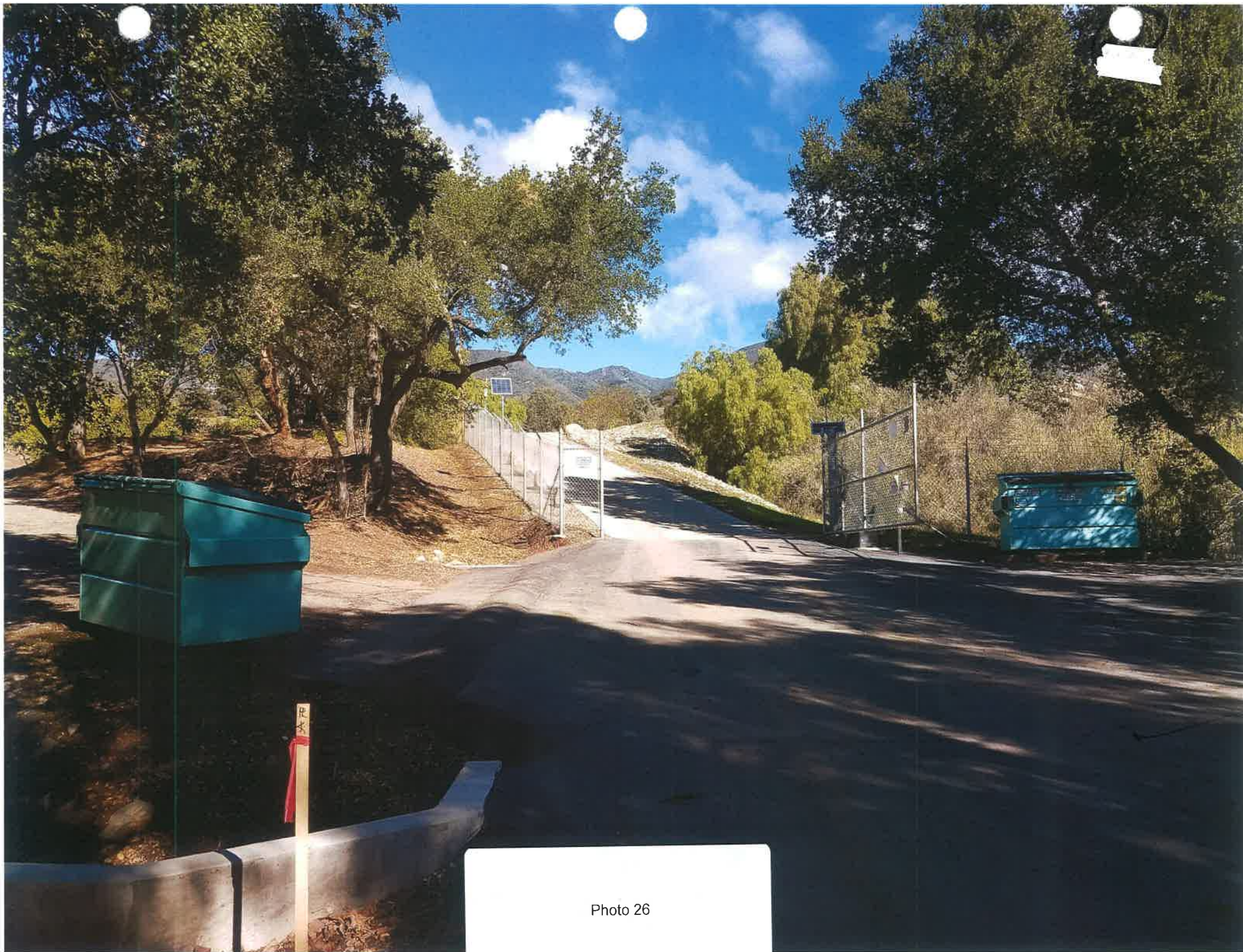


Photo 26



Photo 27



Photo 28

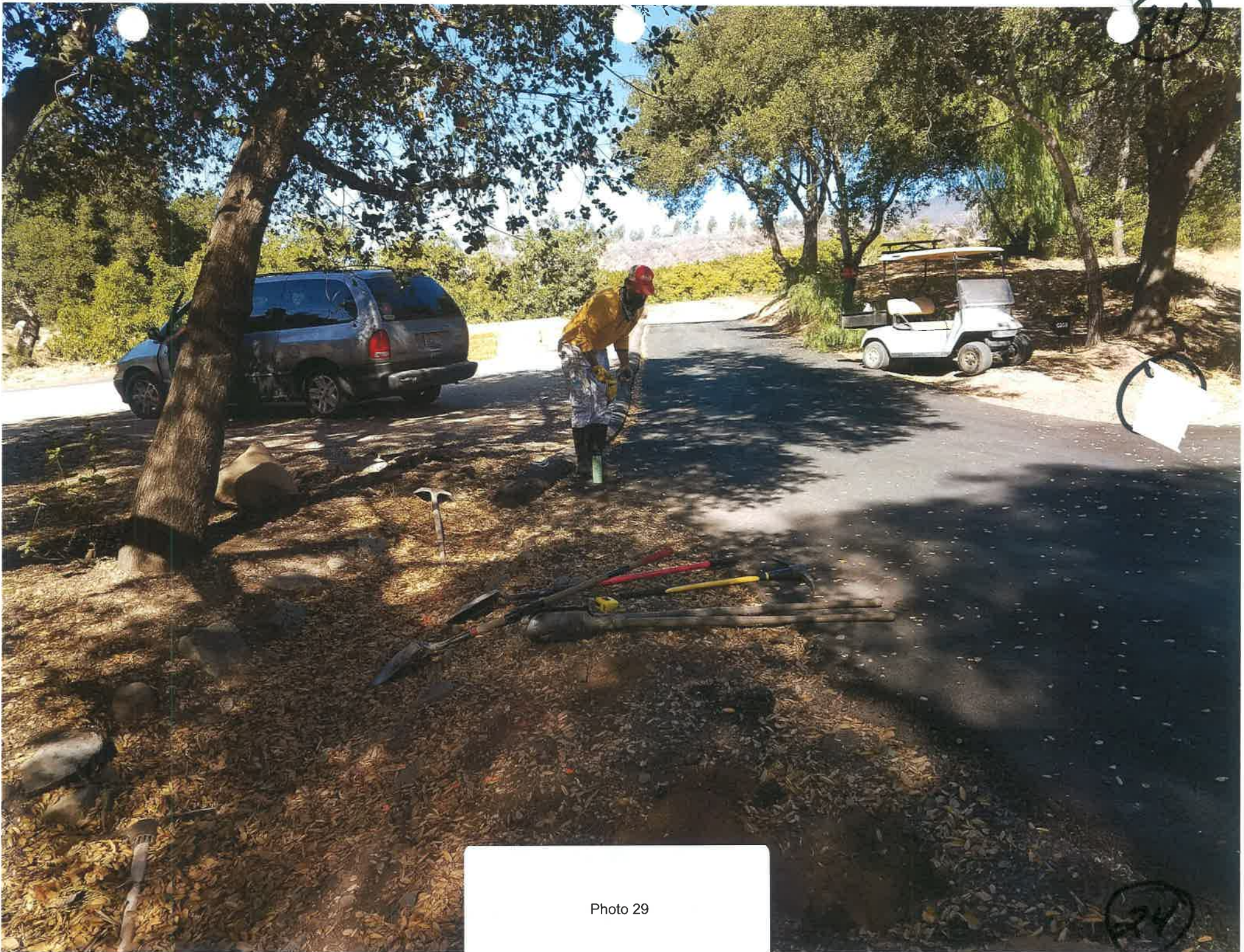


Photo 29

29



## Item 10: Tank Coating

### Excerpt from Ms. Moll's Letter

Para. 10

*"Only one of the three tanks on MOWDs property are painted a muted color. The two directly below me give off a terrible glare when the sun hits them. Not only is MOWD legally obligated to paint the tanks to blend in with the natural environment, painting the tanks would protect from rust and prevent the glare."*

### MOWD Response

Our tanks were present long before Ms. Moll purchased her property, and she bought the property with full knowledge of the appearance of our tanks and buildings. We are not mandated by any regulations to coat/paint the exterior of our tanks any particular color. Our new tank is tan colored – an industry standard for welded tanks. Our older tanks are uncoated galvanized steel – also industry standard.

## Item 11: Entry Gate at Base of Moll Property

### Excerpt from Ms. Moll's Letter

Para. 11

*"MOWD has reported me to the county for inconsequential items. The latest being my front gate. I have contacted an attorney and he has informed me that I have every right to have a gate at my property entrance. MOWD only has a 30-foot easement. I have no intention of ever blocking MOWD's access. I have never blocked their access and never will block their access. I also pulled a permit and called for a dig alert. Mike Hollebrands has asked Janet Falat to revoke my permit after I had my gate installed. MOWD is making it difficult to protect myself and my property."*

### MOWD Response

In early conversations with Ms. Moll about this issue, the District agreed that she had a right to install a gate on her property, but as an easement grantor she is required to get the District's written consent before building the gate. Such a formal document would need to ensure proper permitting, security, 24/7/365 access by the easement holder, approved plans by the County, including notifying all agencies in the area that underground excavations will be taking place.

Furthermore, the District offered to help pay for portions of the construction of a gate, electricity to power a gate, a remote coded key pad w/Knox - box for law - enforcement/fire dept. access, and remote openers. Ms. Moll agreed verbally initially to a cooperative approach, but then decided to start to build her gate without notifying the District or the County and without obtaining the formal agreement (executed by both parties) that was needed.

Additionally, there were no plans submitted before she began to construct the gate, and Dig Alert was only called by Ms. Moll after District Counsel informed her that it was unlawful for her to do any excavation without notifying Dig Alert first. Unfortunately, it was too late. Our 16" main waterline that supplies water to all our customers had been unearthed as well as the District's water service line that supplies Ms. Moll her water. Pilasters for her gate now sit directly on top of our shallow service line to her meter. To the District's knowledge, once County Planning and Code enforcement got involved, Ms. Moll then applied for and received back-dated permits for her project.

During this period time, MOWD was contacted by the County, who explained that because of the inherent threat of inaccessibility to the District, and that there was no

written or verbal agreement between MOWD and Ms. Moll regarding the gate (as explained above), the County could suspend her building permit that included the gate.

Ms. Moll was then informed by the County that for the District to sign off on her project a formal agreement would need to be drafted and signed by both parties, ensuring accessibility by the easement holder in perpetuity. At some point in this process, in reaction to the County's action, Ms. Moll gave the District a wholly inadequate, informal document on plain paper with no letter head with an un-notarized signature as her version of an agreement. The District board reviewed her document, and decided that (1) a properly drafted, legally appropriate, formal written agreement would be needed to ensure the security of District assets, ingress and egress for District staff and (2) that this document would be need to be recorded at the County and run with the property, so that the District would not be vulnerable to issues if Ms. Moll sold her property in the future. The District's legal counsel drafted a suitable document which was approved by the board, and provided to her legal counsel at the time. Ms. Moll has since refused to sign or even discuss that draft agreement.

## Item 12: Property lines/Trespassing

### Excerpt from Ms. Moll's Letter

Para. 12

*"MOWD's deed states that a gate is to be installed at the highway right of way. And a second gate is to be installed at the beginning of the 2.105 acres, which is the end of the 30-foot easement. That statement written in their deed and their title report is clearly a covenant that runs with their land. Their current gate is 160 feet from where their deed states it should be. MOWD is encroaching on my property, blocking in the drainage areas with their fencing, and I believe they have changed the natural water shed. MOWD is not abiding by the terms negotiated in their own original grant deed. No new agreements should be made with Meiners Oaks Water District until they honor their original grant deed."*

### MOWD Response

Grant deeds to the District were created 68 years ago. According to the District's legal counsel there are no covenants running with our land at 2680 Maricopa Hwy. (See CC Sec. 1471 (1) and (2) also equitable concept of Laches). Grant deeds are a civil matter that do not involve the County BOS nor the CUP.

Irregardless of Ms. Moll's opinions about grant deeds and gate locations, MOWD's current fencing and facilities do not encroach onto the Moll property. However, and unfortunately, Ms. Moll has engaged in trespassing to prevent MOWD from constructing fencing per County permits.

**Picture 30** shows property lines in the southernmost portion of MOWD's property based on information from County records. MOWD has employed a surveyor and Ms. Moll has employed at least two of her own surveyors to mark property corners of hers and ours land, including this location. None of the survey results have thus far disagreed, and MOWD is in the process of having a Record of Survey approved for all of the property boundaries at this site.

In 2017, MOWD secured permits from the County to install new fencing to and around the tank farm and storage buildings. Ms. Moll interfered with this work by parking vehicles on a portion of our property where the contractors needed to install a portion of fencing.

**Picture 31** illustrates Ms. Moll's vehicles parked on this portion of MOWD property, intentionally blocking approved contractors from installing fencing.

We re-state that we are aware that these incidents are a civil issue that must be handled in a different venue. However, it is important for the BOS to place Ms. Moll's allegations about encroachments and fencing in proper context.

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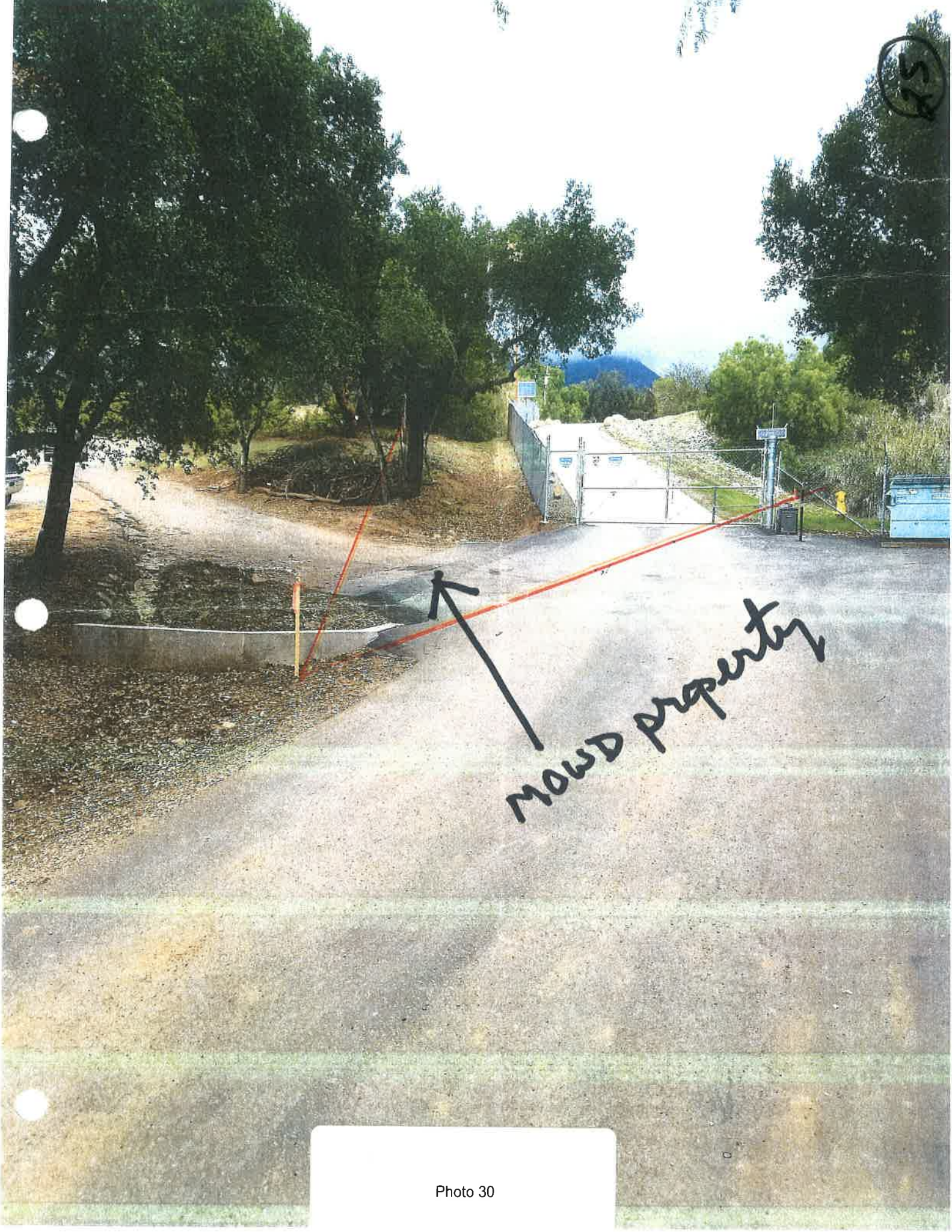


Photo 30

Jan 17, 2018 12:19:46 PM

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MOWD Properties

Photo 31



## Item 13: Elections

### Excerpt from Ms. Moll's Letter

Para. 13

*"The people of Ojai should have a clear understanding on where their water comes from and how they can impact the decision made by their local water districts; however, MOWD has not held any democratic elections in 10 years. "*

### MOWD Response

MOWD was formed in 1949 and has continued operations in a way that have been transparent, trustworthy, and diligent, while providing safe and sustainable water with dedicated people at the helm for almost 70 years. We have prided ourselves with having good customer relations, and excellent customer service. MOWD makes every effort possible to be transparent, good stewards of the industry, our constituents, and properties it holds. MOWD serves over 4200 people through almost 1300 connections with 4 wells. This is achieved by only 5 staff members and 5 directors who work tirelessly to ensure that the water we serve is delivered every minute of every day as efficiently, cost-effectively, safely, and sustainably as possible.

All of our directors are certified by the Clerk Recorder/ Registrar of voters, County of Ventura, as having been duly elected or appointed by the Board of Supervisors.

**Exhibit M** is a letter from the Elections Division dated March 19, 2018 stating that MOWD has conducted fair, legal and consistent elections; and that they are done in conductance and in accordance with the applicable sections of the California Elections Code.





**County of Ventura  
COUNTY CLERK-RECORDER,  
REGISTRAR OF VOTERS**

**MARK A. LUNN**  
County Clerk-Recorder,  
Registrar of Voters

March 19, 2018

**JAMES B. BECKER**  
Assistant County Clerk and Recorder

**TRACY D. SAUCEDO**  
Assistant Registrar of Voters

**MARTIN E. COBOS**  
Operations Manager

**MIRANDA L. NOBRIGA**  
Public Information Officer

Mr. Mike Hollebrands, General Manager  
Meiners Oaks Water District  
202 W. El Roblar Drive  
Ojai, CA 93023

**Re: Meiners Oaks Water District Elections**

Dear Mr. Hollebrands:

The Meiners Oaks Water District elections have been conducted in a fair, legal and consistent manner. The elections are conducted in accordance with the applicable sections of the California Elections Code.

The elections are held for this district every two years. Two positions are up for election one year and three positions are up for election two years later.

The Meiners Oaks Water District has submitted a resolution for each election that has been conducted for the district. For each request for election services received, the Elections Division requests approval to conduct the election from the Board of Supervisors. After the Board of Supervisors approves the requests for election services, the Elections Division places a legal notice in a newspaper having general circulation in the district. The publication announces the election and the details for voters interested in becoming candidates for the positions up for election. As required by the Elections Code, a letter is sent to the district secretary with a copy of the publication that is required to be posted in the district office.

The nomination process starts 113 days before each election. Voters may obtain nomination documents from the district office and from the Elections Division. All registered voters residing in the district may become a candidate to run for office. Nomination documents are filed at the Elections Division office.

If there are two positions up for election and there are three or more candidates, then the names of those candidates are placed on the ballot for the voters in the district to elect two directors for the district. However, if the number of candidates does not exceed the number of positions up for election, California Elections Code Section 10515 gives provision for the candidates to be appointed instead of being placed on the ballot.

The most recent election for the Meiners Oaks Water District was in November of 2008. For the election dates between 2010 and 2016, the directors were appointed in lieu of being placed on the ballot due to the lack of sufficient candidates to warrant the positions being placed on the ballot.

Sincerely,

**TRACY D. SAUCEDO, CERA, REO**  
Assistant Registrar of Voters

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