

OJAI VISTA FARM

Susan Moll
Morgan Ostling
Peter Kingston
Lorna Berle
Cassandra Card
Zac Card

Board Of Supervisors Hearing July 17, 2018

MEINERS OAKS WATER DISTRICT
REQUEST FOR AN EXPANDED USE OF A
1800 SQ FT STORAGE BUILDING TO ADD
A 3.84 ACRE PUBLIC UTILITY STORAGE YARD AND STORAGE BUILDING
CUP No. PL17-0095 COMPLIANCE AGREEMENT No. (CA) 17-0026

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Exhibit A:

Susan Moll's Title Report
Susan Moll's plotted easements

Exhibit B:

MOWD Approved Meeting Minutes February 21, 2017
MOWD Transcribed Audio February 21, 2017
Thumb Drive of Audio February 21, 2017

Exhibit C:

10 Pages of Requests by MOWD for Removal of Dam from State Jurisdiction

Exhibit D:
Original Tank Installation Dates

Exhibit E:
8 pages From 2009 Geotechnical Study by Earth Systems Southern California.
MOWD Approved Meeting Minutes describing problematic soil under tanks.
Memorandum from Department of Water Resources regarding dumpsite waste.

Exhibit F:
MOWD Survey Documents / Flowage

Exhibit G:
MOWD Title Report states where the location of the gates are to be.

Exhibit I:
MOWD Deed states where the location of the gates are to be.

Exhibit J:
CEQA Exemption Documents

Exhibit K:
Evidence of the Stream being tributary to Ventura River

Exhibit L:
Evidence of Waste and Construction Debris in Reservoir

Exhibit M:
Shaun Debley Report of Susan Moll to Code Enforcement
No Records of any violation on APN 101-0-102-090 as per Public Records Request

Exhibit N:
Ventura County Drainage Map

Exhibit O:
Photographs of waste behind MOWD's gate

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MEINERS OAKS WATER DISTRICT
REQUEST FOR AN EXPANDED USE AND OF AN
1800 SQUARE FOOT STORAGE BUILDING TO INCLUDE
A 3.84 ACRE PUBLIC UTILITY STORAGE YARD AND STORAGE BUILDING
CUP No. PL17-0095 COMPLIANCE AGREEMENT No. (CA) 17-0026

To: Ventura County Board of Supervisors

July 17, 2018

BOARD OF SUPERVISORS HEARING

1. Request for a CEQA Review from the Board of Supervisors

THE PROJECT IS NOT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW 15301(B) "EXISTING FACILITIES".

MOWD'S ORIGINAL CUP IN 1986 WAS NOT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW 53091. (SEE LETTER FROM TRICIA MAIER TO MIKE HOLLEBRANDS IN NOV. 05, 2015)

A. THE PROJECT IS AN EXPANDED AND MODIFIED USE OF THE DISTRICTS FACILITIES, FROM A 1800 SQUARE FOOT BUILDING FOR STORAGE TO A 3.84 ACRE STORAGE YARD.

B. MOWD'S PAST USE AS AN ILLEGAL DUMPSITE HAS CREATED AN ENVIRONMENTAL HEALTH NUISANCE AND HAZARD TO AN UN-NAMED STREAM THAT IS A TRIBUTARY TO THE VENTURA RIVER. AND ACCORDING TO THE VENTURA COUNTY CEQA GUIDELINES, THE CUMULATIVE IMPACT ON THE WATER WAY BECOMES SIGNIFICANT OVER TIME CONSIDERING THE TRASH AND DEBRIS AND THE FLOW OF THIS WATER WAY HAS BEEN CHANGED.

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C. MOWD'S EXISTING 28 FOOT DAM HAS CREATED AN ENVIRONMENTAL IMPACT TO THE QUANTITY AND QUALITY OF WATER RESOURCES FOR THE VENTURA RIVER

D. COMPLIANCE AGREEMENT (CA) 17-0026 ALLOWS FOR AN EXPANDED AND MODIFIED USE FROM A 1800 SQUARE FOOT BUILDING TO A 3.84 ACRE STORAGE YARD (THIS IS NOT A CONTINUED USE OF AN 1800 SQ. FT. STORAGE BUILDING) MOWD'S CUP IS NOT CATEGORICALLY EXEMPT FROM AN ENVIRONMENTAL REVIEW BASED ON 53091 OR 15301(B)

2. Request for Denial of CUP No. PL 17-0095 from the Board of Supervisors

A. OPEN SPACE POLICY DOES NOT ALLOW THE USE OF A UTILITY STORAGE YARD.

B. THE PROJECT SITE DOES NOT CONTAIN A BUFFER BETWEEN PROPERTIES OR MATURE PERIMETER LANDSCAPING.

C. INSTALLATION OF MORE IMPERVIOUS SURFACE WILL NOT REDUCE NOISE ON THE PROJECT SITE.

D. SEVEN FOOT TALL BARBED WIRE FENCE IS NOT IN THE LOCATION STATED IN APPLICANT'S LEGAL DOCUMENTS. THE CONDITIONS AND COVENANTS EXPRESSED WITHIN A DEED MUST BE DISCLOSED DURING THE CUP PROCESS. MOWD QUOTES SEC. 1471 (1) AND (2) IN THEIR DEFENSE. THIS DOES NOT MAKE SENSE.

E. UNDOCUMENTED WASTE MATERIAL HAS NOT BEEN REMEDIATED FROM AN OLD RESERVOIR AND A DAM IS BLOCKING WATER FLOW TO THE VENTURA RIVER.

F. PROJECT IS NOT CONSISTENT WITH THE VENTURA COUNTY GENERAL PLAN AND THE OJAI VALLEY PLAN. *ALL GENERAL PLAN AMENDMENTS, ZONE CHANGES AND DISCRETIONARY DEVELOPMENT SHALL BE EVALUATED FOR THEIR CUMULATIVE IMPACT ON RESOURCES IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.*

3. Environmental Health Complaint Response

A. VENTURA COUNTY ENVIRONMENTAL HEALTH QUICKLY CLOSED THE FILE REGARDING ANY POSSIBILITY OF AN ILLEGAL DUMPSITE AT APN# 010-0-102-090.

B. MR. SEAN DEBLEY, OF ENVIRONMENTAL HEALTH, TURNED SUSAN MOLL INTO VENTURA COUNTY CODE COMPLIANCE FOR INCONSEQUENTIAL ITEMS AND

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SEARCHED THE INTERNET WHEN BACK AT THE OFFICE TO FIND ANY POSSIBLE CODE VIOLATION TO PASS ALONG TO V.C. CODE ENFORCEMENT. THIS WAS ONLY DONE BECAUSE SUSAN MOLL FILED A COMPLAINT REGARDING THIS ILLEGAL DUMPSITE. THIS IS CLEAR WHISTLE BLOWER RETALIATION

C. WHEN A DOCUMENT REQUEST WAS MADE, NO DOCUMENTS WERE AVAILABLE PAPER OR ELECTRONIC REGARDING APN# 010-0-102-090 (TANK SITE PROPERTY).

D. A MIRIAD OF DOCUMENTS WERE AVAILABLE, WHEN A DOCUMENT REQUEST WAS MADE ON SUSAN MOLL'S PROPERTY APN# 010-0-102-290.

4. Environmental Health Departments Complaint Investigation

MOWD states that "Susan 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."

FOR THE RECORD, SUSAN MOLL WAS NOT QUOTED CORRECTLY

Susan Moll said there is agricultural waste, trash, metal drums, batteries, auto parts, and construction waste in the dumpsite.

Susan Moll informed EHD that a Board Member had joked about bodies being buried in the reservoir and that she did not find that funny.

Susan Moll also stated that while attempting to clean some of the trash from the stream adjacent to the abandoned reservoir a MOWD employee told Susan Moll to be careful because there may be old needles in there.

Susan Moll later mentioned these comments to Mr. Sean Debley, Unfortunately, this is how EHD decided to write up their report, while discrediting Susan Moll's character.

A Notice of Violation was sent to Mr. Barnard from the Environmental Health Department. Please note that complaint was not made by Susan Moll. Susan Moll knows, that the trash is related to MOWD'S illegal dumpsite and that the trash was bulldozed from MOWD'S property down to Barnard's property. Susan Moll is presenting evidence of trash upstream, behind MOWD'S fence.

The Notice of Violation given to Mr. Barnard was described as the exact same

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debris documented by MOWD soils engineer in 2009. The MOWD Engineer stated that MOWDs, "fill contains zones of debris including asphaltic concrete, metal, piping, glass, plastic and other construction debris."

If the reservoir beneath the MOWD tank site has been proven to have the exact same environmentally hazardous debris, it should also be considered a Public Health and Safety Nuisance and a Notice of Violation should be issued to MOWD.

5. Susan Moll's Response to Meiners Oaks Water District Rebuttal

Item #1 Letters of Support from Neighboring land owners.

- 1) None of these neighbors live next to the MOWD tank site.
- 2) I am the only neighbor that lives directly next to the tank site, only 80 feet away.
- 3) I am the only neighbor that does not have a special water agreement made with Meiners Oaks Water District.

Exhibit A:

Susan Moll's Title Report showing parcel # 2 a Sump and Pump house. And a map with plotted easement lines.

Item #2 Initial Clarifications

Incorrect

MOWD's attached "Exhibit A" is actually a Quitclaim Deed from MOWD, giving water pipes back to George Hantgin, the previous owner of Susan Moll's property.

Item #2 Reservoir fill

Incorrect

Careful attention was made to accurately transcribe the excerpt from the recording, knowing that it would be challenged. I am also providing a thumb drive of the recorded statements to the board. MOWD's "Exhibit D" is an application that states the reservoir WILL be filled, but it wasn't. And in MOWD's 1986 CUP, it states "The abandoned reservoir pit still exists, and is slated to be filled in by the applicant with imported solid fill material" (Exhibit B)

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Item #3. History of the Reservoir

Incorrect.

The Dam WAS lowered to avoid state regulation. Attached are 10 documents regarding MOWD's request to remove the Dam from State Jurisdiction. (Exhibit C)

MOWD states they installed their first tank in 1967. This is Incorrect, in fact MOWD's first tank was installed in 1958, without informing The Department of Dam Safety or the Division of Water Resources. (Exhibit D)

Item #4. False Claims about Landfill and Grading

Incorrect statement by MOWD. We have documentation that it was a dumpsite. And that their land is sinking and unstable beneath the tanks.

MOWD's own soil engineer documents on February 6, 2009 that "fill contains zones of debris including asphaltic concrete, metal, piping, glass, plastic and other construction debris."

And according to the memorandum from the Department of Water Resources dated January 20, 1978, "The inspection showed that a large amount of waste fill had been placed in the bottom of the reservoir."

This was corroborated on November 30th, 1977 in a memorandum from the Department of Water Resources where in it states that they were asked by Ojai's Public Works Director if the City could use "the abandoned Meiner's Oaks Reservoir site as a disposal site for excess excavation and waste material." (Exhibit E)

Item #4 Continued

Incorrect statement by MOWD. Mike Hollebrands approached Susan Moll soon after she purchased the property and requested a lot line adjustment. Since then, MOWD has had to remove portions of their fencing, and relocate their gate. MOWD clearly needed a lot line adjustment because they were encroaching onto Susan Moll's land. These fencing issues are related to the proposed CUP. How can necessary setbacks be accomplished without clear

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boundary lines.

Since then, MOWD, with the aid of Benner and Carpenter, has set 13 corner markers. There is not one original marker surrounding MOWD's property. The survey relied on by MOWD is currently being reviewed by the BPELSG due to a myriad of mistakes and unethical practices.

Susan Moll hired Larry Frager, of Benner and Carpenter, to survey her property. However, Larry Frager never signed/stamped any of the information received by Susan Moll. Larry Frager was also working with MOWD, while hired by Susan Moll, to create an opportunity for MOWD to take portions of her land. The survey, before being presented to Susan Moll, was given to MOWD for MOWD'S approval. These items were DISCUSSED DAYS BEFORE DURING THEIR BOARD MEETING'S EXECUTIVE SESSION SESSION, on January 17, 2017. This survey was leveraged during lot line adjustment negotiations with Susan Moll. (Exhibit F)

Item #5 Tank Permits and Environmental Reports

MOWD statements are not true.

No documentation has been provided for the remediation of the dumpsite, or the removal of the dam.

MOWD's gate is not in the location that their Grant Deed and their Title Report states the gate is to be. This is clearly a covenant that runs with their land. (Exhibit G)

Item #6 Site Improvements

It is telling that MOWD seeks to ignore the legitimate issues raised and would rather focus on the paving of their access road.

Item #7 Site Improvements

Documents provided show undocumented fill and waste within the reservoir. (Exhibit B, E)

Item #8 Conditional Use Permit

MOWD claims that their zoning is recognized under the requirements of Section 8114-3 of the Non Coastal Zoning Ordinance. This is not true.

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MOWD sites an unrelated section of the ordinance.

Sec. 8114-3 - Enforcement

The Planning Director or the Planning Director's designee is hereby designated as the enforcing agent of this Chapter. Pursuant to the authority vested in the Board of Supervisors of the County of Ventura by California Penal Code Section 836.5, the Planning Director or the Planning Director's designee shall have the power of arrest without warrant whenever he or she has reasonable cause to believe that the person to be arrested has committed in their presence a misdemeanor, misdemeanor/infracton, or infracton, consisting of a violation of the provisions of this Code or any other ordinance or statute which the Planning Director or Planning Director's designee has a duty to enforce. (AM. ORD. 4054 - 2/1/94)

This has nothing to do with their zoning. MOWD is attempting to skirt these regulations, claiming a preexisting service yard. However, there is currently no permitted or un-permitted storage yard on the tank site.

Item #9 Involvement of Law Enforcement

MOWD claims that *the local authorities were called on three separate occasions; two were for trespassing and destruction of public property.* This is not true. Susan Moll has never damaged or trespassed on districts property. Susan Moll removed a speed bump. (Exhibit H)

Item #10 Tank Coating

MOWD claims that their *water storage tanks are under no regulation to be painted.* A condition of the 1986 CUP states the tanks are to be painted a honey buff color to blend in with the environment.

Item #11 Susan Moll's Entry Gate

The County revoked Susan Moll's permit for her gate after Mike Hollebrands made a complaint to the planning department. The County then granted MOWD permission for their gate. Both parties have a covenant that runs with their land. If Susan Moll must allow for the 30 foot road easement granted to MOWD. MOWD must put their gate where their Deed states the gate is to be. There are two drainage channels around MOWD's property and they are not to be blocked. Mr. Barnard has not allowed Susan Moll on her easement over his property and the County didn't get involved. It seems Susan Moll is the only one honoring these Grant Deed agreements.

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Item #12 Property Lines/Trespassing

MOWD claims that there are no covenants that run with their land. It is understood that Grant Deeds and their respective covenants are not a matter for the Board of Supervisors. However, this CUP includes the installation of an electronic entry gate and fencing. It clearly states in their Deed exactly where the gate must be placed. (Exhibit I) If the County has the ability to enforce encumbrances on Susan Moll's deed, I request equal treatment with regards to MOWD's deed.

Item #13 Elections

This is not true. MOWD has not held public elections since 2008, according to the Ventura County Grand Jury Report dated April 26, 2018. And it was noted that MOWD "amounted to a poorly overseen and largely invisible governing sector serving residents who know little about the district or what they pay in taxes to sustain them." The report continues stating "when a vacancy occurs on the district's board, or when a board member resigns near the end of his or her term, the board appoints a successor to serve out the remainder of the term."

July 10, 2018
Meiners Oaks Water District
Public Utility Storage Building and Yard
Case No. PL17-0095

Dear Ms. Rosengren,

Chairman Foy
Supervisor Bennett
Supervisor Long
Supervisor Zaragoza
Supervisor Parks

Please understand, that critical information is being misstated within Meiners Oaks Water District's CUP appeal, case number PL17-0095. The mistakes begin with the initial request, which states that a "CUP" be granted to authorize the extended use of a public utility storage yard and 1800 sq ft building for a 30-year period. This is deceptive. It clearly states in the initial CUP applied for in 1986, that it was only for an 1,800 sq ft storage building to store all vehicles and materials inside the building in order to clean-up the water tank site property. There is to be no outside parking and no storage yard. The 1986 CUP request specifically asks whether there will be "any outside storage or operations areas". According to the 1986 CUP there would not be. This is further corroborated by Thomas Berg, former Manager at the Planning Division, in a letter to Meiners Oaks Water District which states that "water agency service yards are specifically prohibited in the Open Space Zone".

Meiners Oaks Water District should not be granted this expanded industrial use, especially considering they never complied with the provisions of their initially CUP, and created an illegal dumpsite. It was pointed out by Supervisor Bennet how awful it would be to have a service yard near residential housing. Supervisor Bennett also pointed out how there already exists properly zoned areas for these sorts of loud, and obnoxious facilities. And that it would not be allowed or desirable to place such a yard near residential property. This is why we have zoning distinctions.

The Planning Department has set forth their best claims as to how this CUP would align with the General Plan, the Ojai Valley Area Plan, and its zoning designations. However, these new operations and facilities proposed, fly in the face of every standard set by those policies. This is why planning staff is looking for a categorical exemption. But since it is documented and provable that no prior CUP exists for a public utility/storage yard on the tank site property. And since those uses are prohibited according to the Open Space zoning, there can be no exemption made as per CEQA. The planning commission is trying to create a new and distinct CUP, however, there can be no overarching exemption made because of one preexisting structure. What is a CEQA review for if not to protect land that is located on a valuable tributary to the Ventura river, and that falls under a scenic overlay zone and a paleontological and cultural resources zone. And not only is this CUP expanding industrial uses into Open Space zoning, it is introducing hazardous materials to an environmentally critical piece of land. This is clearly not the place to store hazard material, heavy machinery, and unsightly piles of rubble. The district will state that the mature landscape of trees will protect our scenic hwy 33. But what they fail to mention is that those trees are not on District property, and could not be maintain by them if they wanted to. It's also highly questionable the way that the water district is attempting to sneak in 4900 sq ft of impervious surface with barely a mention. The reasons used to justify the impervious surface are completely illogical. The CUP states that "the installation of the impervious surface in this area will also assist in noise reduction coming from vehicles visiting the premises." This is not true, impervious surfaces are obviously more likely to echo noise. Since they are in fact "impervious". This staff report also claims that no additional traffic will be created by this CUP, although a portable toilet is being installed which will require a servicing truck to visit the property weekly, on top of the traffic that will be generated by the picking up and dropping off of heavy machinery and backfill. Vehicles exiting the tank site property have to make a near blind turn to get onto HWY 33, cars and motorcycles

sneak up so quickly around that bend and the wide turning of large vehicles or equipment will inevitably cause problems. And why has M.O.W.D. not being direct about the noise that will be generated. I can hardly think of anything louder than the filling of dump trucks, by heavy machinery.

This entire report fails to show how this C.U.P. aligns, in any way, with the County General Plan and zoning ordinances, it leans entirely on a categorical exemption for existing facilities (15301) However, it makes no reference to the considerable change and expansion of existing use. It is simply a ploy to avoid an EIR and CEQA review. When a, groundwater-saturated, illegal dumpsite exists; upstream of the Ventura River something must be done. And if this C.U.P. is categorically exempt from C.E.Q.A. there must be something larger and more troubling going on.

Sincerely,
Morgan Osting

Susan Moll
Meiners Oaks Water District
CUP No. PL17-0095
Presented July 17, 2018

Good Afternoon Board of Supervisors,

Before you is an Environmental Issue, a Zoning issue, and a Moral issue. This is about what people should be allowed to do on Open Space land and to its precious watercourses. MOWD should not be granted this CUP based on MOWD's past deception and MOWD's past use of the property. MOWD's property was acquired in 1950 and was a natural reservoir with an unnamed stream running through it. The seasonal water that gathered there made it an ideal location for a Dam. A Dam was soon built to a 33 ft. height. It became state regulated Dam number 768 in 1951. As early as 1968 MOWD started inquiring about ways to remove the Dam from State regulation. It was very important for them to remove the dam from State jurisdiction. The first tank was installed next to the reservoir in 1958.

Over the years the abandoned reservoir was filled in with agricultural waste, trash, construction debris, rubble, metal and dirt from all over the Valley, until the final grade was laid in 1986. These actions were supervised by MOWD's manager Mr. Ron Singleton. This same manager was arrested and convicted of water theft and given three years probation. I only say this to demonstrate the character and mentality of the man in charge of running the daily operations of the water district. Mr. Singleton applied for and received a CUP in 1986 for a 1800 square foot storage building ONLY! Mr Singleton was granted that CUP in 1986 in order to CLEAN UP THE SITE. MOWD

was to store all vehicles and material inside the 1800 sq. ft. bldg. No equipment or parking was to be outside.

To this day, the old Dam remains and continues to change the course of what was once a tributary to the Ventura river. To this day, the old reservoir is holding large amounts of trash, waste and undocumented fill.

Something I have learned in My Life is WHEN WE KNOW BETTER WE DO BETTER.

We all know the Damage Dams and Dump sites can do to the environment. That is why the State has Mandated New Environmental Justice Laws. The State recognizes that the Environment is more important than any one of us.

I taught my children that when you borrow something you always return it in better shape than you found it. That also applies even more to our land. We are all stewards of this land that we call home. We must protect the land for future generations to enjoy. Isn't it what we all hope for? Don't we ALL want to do the right thing and be PROUD OF OUR ACTIONS?

Ojai has suffered with its fires and droughts and is now in need of some Tender Loving Care.

In closing, I would like to thank you all for allowing me to speak, and I would also like to remind you that OJAI does not have a voice, but if she did, WHAT WOULD SHE SAY?

Morgan Ostling
2800 Maricopa Hwy
Ojai CA, 93023
July 10, 2018
Meiners Oaks Water District
Public Utility Storage yard and Building

Chairman Foy, Supervisors, and Planning Commission,

Thank you for addressing the serious public health nuisance located at 2680 Maricopa Hwy, and I urge you to deny the MOWD CUP request for a new storage/service yard on the tank site property. MOWD seeks to replace expired CUP No. 4974. The expired CUP clearly and deliberately explains the scope and purpose of MOWD's request in 1986 for a single 1800 sq ft storage building to clean up the tank site property. It is fortunate that Planning Department keeps such diligent records of the existing uses related to each property. Because a single look at MOWD's original CUP will prove that there was no intention of any outside storage yard. It was actually expressly stated that there was to be zero outdoor storage of any kind. The CUP request before you today is now primarily requesting the continuation of a storage yard, which includes an 1800 sq ft building. What storage yard? How did that dramatic change in use occur without any documentation. It is clear from the Planning Department's own documentation, specifically expired CUP 4974, that there is not currently any outside storage yard allowed on MOWD's tank site property. This distinction is critical. The Planning Staff report claims a categorical exemption for an existing facility that does not exist. Not only does it not exist, it is documented within MOWD's own expired CUP that it does not exist. The CUP before you today claims an exemption pursuant to C.E.Q.A. Section 15301. (b), which states Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. However, the proposed storage yard and 1800 sq ft building are appurtenant structures not used in the storage or distribution of water, and do not directly provide a public utility. (Only the water tanks would apply)

Furthermore, MOWD's CUP request does not meet the prerequisites for consideration of a C.E.Q.A exemption according to Section 15300.2. The location of MOWD's proposed new service yard is located on a tributary to the ventura river, on Scenic Highway 33, within a Historical Resources Overlay Zone, and in Open Space Zoning. These environmental and cultural properties match identically with Section 1500.2, which deal with "location exceptions" for categorical CEQA exemptions.

To restate, this CUP claims an exemption for the continued use of a storage that does not exist, as per expired CUP 4974. This CUP then claims a categorical exemption from C.E.Q.A. for structures that directly provide a public utility, and it has already been decided by the courts that storage building and yards do not directly facilitate in the production or distribution of water. And a condition for any C.E.Q.A exemption states the location must be neither environmentally sensitive, nor culturally sensitive. For these reasons alone, the CUP cannot move forward without the proper C.E.Q.A review.

But I cannot stand up here without speaking for a minute about the illegal dumpsite located beneath the proposed CUP site. I am pleased to see the trash being cleaned in the creek downstream of MOWD'S property, where and I quote " Division staff observed solid

wastes such as metals debris, plastics, and concrete debris along the access road on an adjacent property. A Notice of Violation was sent to the owner of this property on June 11, 2018, directing them to remove solid wastes from property. Division staff verified removal of solid wastes during an onsite inspection dated June 28, 2018. "Asphaltic debris, concrete, metal, piping, glass, plastic" were all found by MOWD engineer and documented in the Earth Sciences Soils Report that has been attached to your packet. Environmental Health cited a private citizen with a Notice of Violation for the exact same waste found by MOWD's own engineer beneath MOWD's tank site I simply request even application of the law.

Cassandra Card
Cassandrajcard@gmail.com
July 16, 2018
Meiners Oaks Water District
Public Utility Storage Yard and Building
Case No. PL 17-0095

Chairman Foy, Board Supervisors and the Planning Commission,

Thank you for giving proper consideration to the matter of this unremediated dumpsite and application for a CUP. I only have three minutes so I may just jump right in. I don't want to alarm anyone, but we are looking at some very significant environmental hazards made possible only by willful negligence and compounded by deceit. After witnessing first hand the devastating effects this illegal landfill has on the local environment and speaking with the appropriate professionals, it is clear that a public health nuisance and an environmental nuisance exists beneath this tank site. At the moment, groundwater is being filtered up through an undocumented, illegal dumpsite perched on a tributary to the Ventura River. We should be scrambling the troops. The Water Districts reaction to these allegations has been dismissive and deceptive, and it is telling. Why do so many resources, and so much energy go into avoiding environmental regulations. It's not easy covering up the truth, and I think it's about time someone shines the light on this renegade Water District. And I request that the County hold this special district accountable for their negligence with regards to environmental health. Additionally, I would like to point out a dangerous inconsistency between EHD and the staff report. According to the staff report and Meiners Oaks Water District personal, hazardous materials will be/are being stored on the property. However, in the letter included to the Board, Environmental health says hazardous materials will not be stored on the property. This is a very dangerous mistake.

The Water District claims that there is no evidence that their tanks could be sinking. Meiners Oaks Water Districts own engineers made those exact claims, repeatedly in multiple documents. The different levels of undocumented fill and waste will inevitable settle at different rates. Even the ancients knew not to build on moving ground. Remember, build your house upon a rock. This CUP should be unanimously denied given the Applicant is applying for a change in land use, and not a continued use of an existing structure. If the applicant was applying for a continued use, the language would remain the same, or at least with the same intent, as in the original CUP. This very closely mirrors the precedent set with recently with the lumber yard in the wrong zone, and Supervisor Parks, you recognized that they moved quickly and did paving without permission. I hope you can recognize the same pattern presented by Meiners Oaks Water District, and how they, through their disregard for the rules, manufactured this current zoning conflict. Look to the Water Districts own rebuttal, they make reference to their approval certificate issued by the department for Safety of Dams, for the impounding water and construction of a rolled Earth dam. But where is any documentation of approval for the lowering and removal of the dam and the draining of the reservoir. I request that Meiners Oaks Water District produce those documents. But I know they will have a difficult time because according to the Department of Safety of Dams, they do not exist. This water district has a history of moving fast and playing loose with the rules. Again, look no further than this CUP, why does the application state that the fencing is

proposed when it is already in place. Why does this CUP request the continued use of a storage yard, that does not currently exist. The evidence is so clear, its the beauty of these written records. Just look at the the language in the original CUP, I have the relevant portion before me. It's impossible to continue the use of a storage/utility yard where this is no current storage utility yard.

Peter Kingston
Meiners Oaks Water District
CUP No. PL17-0095
Presented July 17, 2018

Good Afternoon Board of Supervisors,

Thank you for allowing me to speak today,

We look to our elected officials to be guardians of our natural resources and to protect our environment from hazardous waste. For these reasons, and others, a CEQA exemption should not apply here. There is all kinds of evidence that there is an abandoned dumpsite beneath the tank site. There is a witness statement from an inspector that said waste fill had been placed in the reservoir, a request from an old public works director to dump a large amount of construction debris and inorganic fill, proof that soils underneath the tanks are problematic, a statement from a soils engineer that the fill contains zones of debris including concrete metal, piping, glass, plastic and other construction debris, a statement in MOWDs approved meeting minutes by their vice president that the site had been used as a dumpsite for many years, a tape recording of the meeting shows that it was an extensive dumpsite and that people from all over the Valley used it and that the whole bowl was filled in nine tenths full before the final grade was put in, a thumb drive of that meeting has been provided to you, photographs taken July 16th, 2018 show dumpsite material behind MOWDs fence, similar to the waste found down stream next to Mr. Barnards property. This has both a cumulative impact and a significant effect on the quality and quantity of a stream that leads to the Ventura River.



Fidelity National Title Company
 1000 Town Center Drive, Suite 260, Oxnard, CA 93036
 Phone: (805) 383-2353 • Fax: (805) 445-7990

A

Issuing Policies of Fidelity National Title Insurance Company

Title Officer: **Sue Griffith**
 Phone: (805) 383-2353 Ext. 305
 Fax: (805) 445-7990
 Email: sue.griffith@fnf.com

ORDER NO.: 00016219-018-RH-SG
 LOAN NO.:

Fidelity National Title Company
 Attn: Ronda Holden
 1000 Town Center Drive, Suite 260
 Oxnard, CA 93036

Your Ref:

PROPERTY: 2800 Maricopa Highway, Ojai, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, Fidelity National Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a California Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:


 Authorized Signature



PRELIMINARY REPORT

EFFECTIVE DATE: August 8, 2016 at 7:30 a.m.

ORDER NO.: 00016219-018-RH-SG

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy of Title Insurance (4-8-14)
ALTA Extended Loan Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
A Fee as to Parcel(s) 1; An Easement(s) more fully described below as to Parcel 2.
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
Timothy Miller, Trustee of the Timothy Miller Living Trust dated April 6, 1989
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:
See Exhibit A attached hereto and made a part hereof.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PART OF LOT 3 OF FRACTIONAL SECTION 3, TOWNSHIP 4 NORTH, RANGE 23 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND, FILED JULY 1, 1878 IN THE DISTRICT LAND OFFICE; ALSO BEING A PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO GEORGE HANTGIN, ET UX., RECORDED IN BOOK 798, PAGE 223 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH IRON PIPE SET AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF SAID LOT, *NO TAG*

1ST: SOUTH 0° 36' 00" EAST 221.75 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE MEINERS OAKS COUNTY WATER DISTRICT, RECORDED IN BOOK 937, PAGE 51 OF OFFICIAL RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS,

2ND: SOUTH 89° 00' WEST 335.20 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE MEINERS OAKS COUNTY WATER DISTRICT, RECORDED IN BOOK 977, PAGE 417 OF OFFICIAL RECORDS; THENCE, ALONG THE BOUNDARY LINE OF SAID PARCEL BY THE FOLLOWING THREE COURSES,

3RD: SOUTH 17° 27' 00" WEST 382.11 TO A POINT; THENCE,

4TH: SOUTH 8° 37' 05" WEST 157.57 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN RIGHT OF WAY AND EASEMENT, 30 FEET WIDE, DESCRIBED AS "EASEMENT I" IN SAID DEED TO THE MEINERS OAKS COUNTY WATER DISTRICT, RECORDED IN BOOK 937, PAGE 51 OF OFFICIAL RECORDS; THENCE, ALONG THE SAID NORTHWESTERLY LINE,

5TH: NORTH 39° 56' 00" EAST 163.46 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LANDS OF THE MEINERS OAKS COUNTY WATER DISTRICT, RECORDED IN BOOK 937, PAGE 51 OF OFFICIAL RECORDS; THENCE, ALONG THE SAID SOUTHWESTERLY LINE,

6TH: SOUTH 69° 31' 00" EAST 31.82 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM J. FRY, ET UX., RECORDED IN BOOK 634, PAGE 631 OF OFFICIAL RECORDS; THENCE, ALONG THE SAID NORTHWESTERLY LINE BY THE FOLLOWING TWO COURSES,

7TH: SOUTH 39° 56' 00" WEST 401.21 FEET; THENCE,

8TH: SOUTH 42° 48' 00" WEST 259.79 FEET, AT 252.61 FEET A 1-1/2 INCH IRON PIPE MARKED "R.E. 3649", TO A POINT IN THE NORTHEASTERLY LINE OF MATILJA ROAD, 50.00 FEET WIDE, AS DESCRIBED IN DEED TO VENTURA COUNTY, RECORDED IN BOOK 150, PAGE 113 OF DEEDS, SAID POINT ALSO BEING A POINT IN A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET TO WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 67° 26' 11" EAST; THENCE, ALONG SAID CURVE,

9TH: NORTHWESTERLY THROUGH A CENTRAL ANGLE OF SAID CURVE, 53° 26' 11", FOR 163.21 FEET; THENCE, TANGENT TO SAID CURVE,

10TH: NORTH 76° 00' 00" WEST 29.10 FEET TO A POINT AT THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO VENTURA COUNTY, RECORDED IN BOOK 319, PAGE

EXHIBIT A
(Continued)

111 OF OFFICIAL RECORDS; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LANDS OF VENTURA COUNTY,

11TH: NORTH 54° 39' 00" WEST 156.47 FEET; THENCE,

12TH: NORTH 89° 53' 27" EAST 1082.49 FEET TO A POINT IN THE NORTH LINE OF THE HEREINBEFORE DESCRIBED LOT 3; THENCE, ALONG SAID NORTH LINE,

13TH: NORTH 89° 56' 00" EAST 426.37 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT AND RIGHT OF USE OF THAT CERTAIN PARCEL OF LAND, 10 FEET BY 12 FEET IN DIMENSIONS, RESERVED AND FULLY DESCRIBED IN DEED TO WILLIAM JUDSON FRY, ET UX., RECORDED MAY 6, 1941 AS INSTRUMENT NO. 3778, IN BOOK 634, PAGE 631 OF OFFICIAL RECORDS, FOR A SUMP AND PUMPHOUSE SITE, TOGETHER WITH THE EASEMENT, 5 FEET IN WIDTH, FOR WATER LINES LEADING FROM THE SAID PARCEL ABOVE REFERRED TO, TO THE SOUTHERLY LINE OF THE HEREINBEFORE DESCRIBED PARCEL 1.

APN: 010-0-102-290

Plotted Map

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2016-2017.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

Note: If said supplementals (if any) are not posted prior to the date of closing, this company assumes no liability for payment thereof.



4. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication on the map of said tract.

Purpose: Road easement and Driveway access easement
 Affects: As shown on said land

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

Granted To: Rancho Ojai Mutual Water Company, a Corporation
 Purpose: Water, water rights, pipes, pipe lines, dams, ditches, reservoirs, reservoir sites, water distribution systems and the like
 Recording Date: February 28, 1934
 Recording No: Book 259, Page 197, Official Records
 Affects: Said land

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 16, 1929
 Recording No: Book 262, Page 38, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

Granted To: Meiners Oaks County Water District
 Purpose: Road
 Recording Date: June 12, 1950
 Recording No: 10912 Book 937, Page 51, Official Records
 Affects: Northwesterly portion

EXCEPTIONS
(Continued)

8. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by an inspection or survey

Pole lines over the Easterly portion of said land

9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

2. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
2. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Dwelling, known as 2800 Maricopa Highway, Ojai, California to an Extended Coverage Loan Policy.
3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration provision. Arbitrable matters may include, but are not limited to any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance Coverage.
4. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
5. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:	010-0-102-290
Fiscal Year:	2015-2016
1st Installment:	\$5,167.16
2nd installment:	\$5,167.16
Exemption:	\$0.00
Land:	\$646,528.00
Improvements:	\$301,501.00
Code Area:	70-009
Personal Property:	\$0.00
Bill No.:	3164030
6. Supplemental Assessment for 2014-2015

Bill No.:	937087
1st Installment:	\$156.15 Paid
2nd Installment:	\$156.15 Paid
7. Unless this company is in receipt of WRITTEN instructions authorizing a particular policy, Fidelity Title will AUTOMATICALLY issue the American Land Title Association Homeowner's Policy (02/03/10) for all qualifying residential 1-4 properties/transactions to insure the buyer at the close of escrow.
8. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
9. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third party service. If the above requirements cannot be met, please call the Company at the number provided in this report
10. Note: Part of the RESPA Rule to simplify and Improve the Process of Obtaining Mortgages and Reduce Consumer Settlement Costs requires the settlement agent to disclose the agent and underwriter split of title premiums, including endorsements as follows:

INFORMATIONAL NOTES
(Continued)

Line 1107 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title agent. Fidelity National Title Company retains 88% of the total premium and endorsements.

Line 1108 used to record the amount of the total title insurance premium, including endorsements, that is retained by the title underwriter. Fidelity National Title Insurance Company retains 12% of the total premium and endorsements.

END OF INFORMATIONAL NOTES

Sue Griffith/pl

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

At Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our" or "we"), we value the privacy of our customers. This Privacy Notice explains how we collect, use, and protect your information and explains the choices you have regarding that information. A summary of our privacy practices is below. We also encourage you to read the complete Privacy Notice following the summary.

<p>Types of Information Collected. You may provide us with certain personal information, like your contact information, social security number (SSN), driver's license, other government ID numbers, and/or financial information. We may also receive information from your Internet browser, computer and/or mobile device.</p>	<p>How Information is Collected. We may collect personal information directly from you from applications, forms, or communications we receive from you, or from other sources on your behalf, in connection with our provision of products or services to you. We may also collect browsing information from your Internet browser, computer, mobile device or similar equipment. This browsing information is generic and reveals nothing personal about the user.</p>
<p>Use of Your Information. We may use your information to provide products and services to you (or someone on your behalf), to improve our products and services, and to communicate with you about our products and services. We do not give or sell your personal information to parties outside of FNF for their use to market their products or services to you.</p>	<p>Security Of Your Information. We utilize a combination of security technologies, procedures and safeguards to help protect your information from unauthorized access, use and/or disclosure. We communicate to our employees about the need to protect personal information.</p>
<p>Choices With Your Information. Your decision to submit personal information is entirely up to you. You can opt-out of certain disclosures or use of your information or choose to not provide any personal information to us.</p>	<p>When We Share Information. We may disclose your information to third parties providing you products and services on our behalf, law enforcement agencies or governmental authorities, as required by law, and to parties with whom you authorize us to share your information.</p>
<p>Information From Children. We do not knowingly collect information from children under the age of 13, and our websites are not intended to attract children.</p>	<p>Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>
<p>Access and Correction. If you desire to see the information collected about you and/or correct any inaccuracies, please contact us in the manner specified in this Privacy Notice.</p>	<p>Do Not Track Disclosures. We do not recognize "do not track" requests from Internet browsers and similar devices.</p>
<p>The California Online Privacy Protection Act. Certain FNF websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	<p>International Use. By providing us with your information, you consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p>Your Consent To This Privacy Notice. By submitting information to us and using our websites, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p>Contact FNF. If you have questions or wish to contact us regarding this Privacy Notice, please use the contact information provided at the end of this Privacy Notice.</p>

FIDELITY NATIONAL FINANCIAL, INC.

PRIVACY NOTICE

FNF respects and is committed to protecting your privacy. We pledge to take reasonable steps to protect your Personal Information (as defined herein) and to ensure your information is used in compliance with this Privacy Notice.

This Privacy Notice is only in effect for information collected and/or owned by or on behalf of FNF, including collection through any FNF website or online services offered by FNF (collectively, the "Website"), as well as any information collected offline (e.g., paper documents). The provision of this Privacy Notice to you does not create any express or implied relationship, nor create any express or implied duty or other obligation, between FNF and you.

Types of Information Collected

We may collect two types of information: Personal Information and Browsing Information.

Personal Information. The types of personal information FNF collects may include, but are not limited to:

- contact information (e.g., name, address, phone number, email address);
- social security number (SSN), driver's license, and other government ID numbers; and
- financial account or loan information.

Browsing Information. The types of browsing information FNF collects may include, but are not limited to:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language;
- browser type;
- domain name system requests;
- browsing history;
- number of clicks;
- hypertext transfer protocol headers; and
- application client and server banners.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative, whether electronic or paper;
- communications to us from you or others;
- information about your transactions with, or services performed by, us, our affiliates or others; and
- information from consumer or other reporting agencies and public records that we either obtain directly from those entities, or from our affiliates or others.

We may collect *Browsing Information* from you as follows:

- Browser Log Files. Our servers automatically log, collect and record certain Browsing Information about each visitor to the Website. The Browsing Information includes only generic information and reveals nothing personal about the user.
- Cookies. From time to time, FNF may send a "cookie" to your computer when you visit the Website. A cookie is a

small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit the Website again, the cookie allows the Website to recognize your computer, with the goal of providing an optimized user experience. Cookies may store user preferences and other information. You can choose not to accept cookies by changing the settings of your Internet browser. If you choose not to accept cookies, then some functions of the Website may not work as intended.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you, or to one or more third party service providers who are performing services on your behalf or in connection with a transaction involving you;
- To improve our products and services; and
- To communicate with you and to inform you about FNF's products and services.

When We Share Information

We may share your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information with certain individuals and companies, as permitted by law, without first obtaining your authorization. Such disclosures may include, without limitation, the following:

- to agents, representatives, or others to provide you with services or products you have requested, and to enable us to detect or prevent criminal activity, fraud, or material misrepresentation or nondisclosure;
- to third-party contractors or service providers who provide services or perform other functions on our behalf;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- to other parties authorized to receive the information in connection with services provided to you or a transaction involving you.

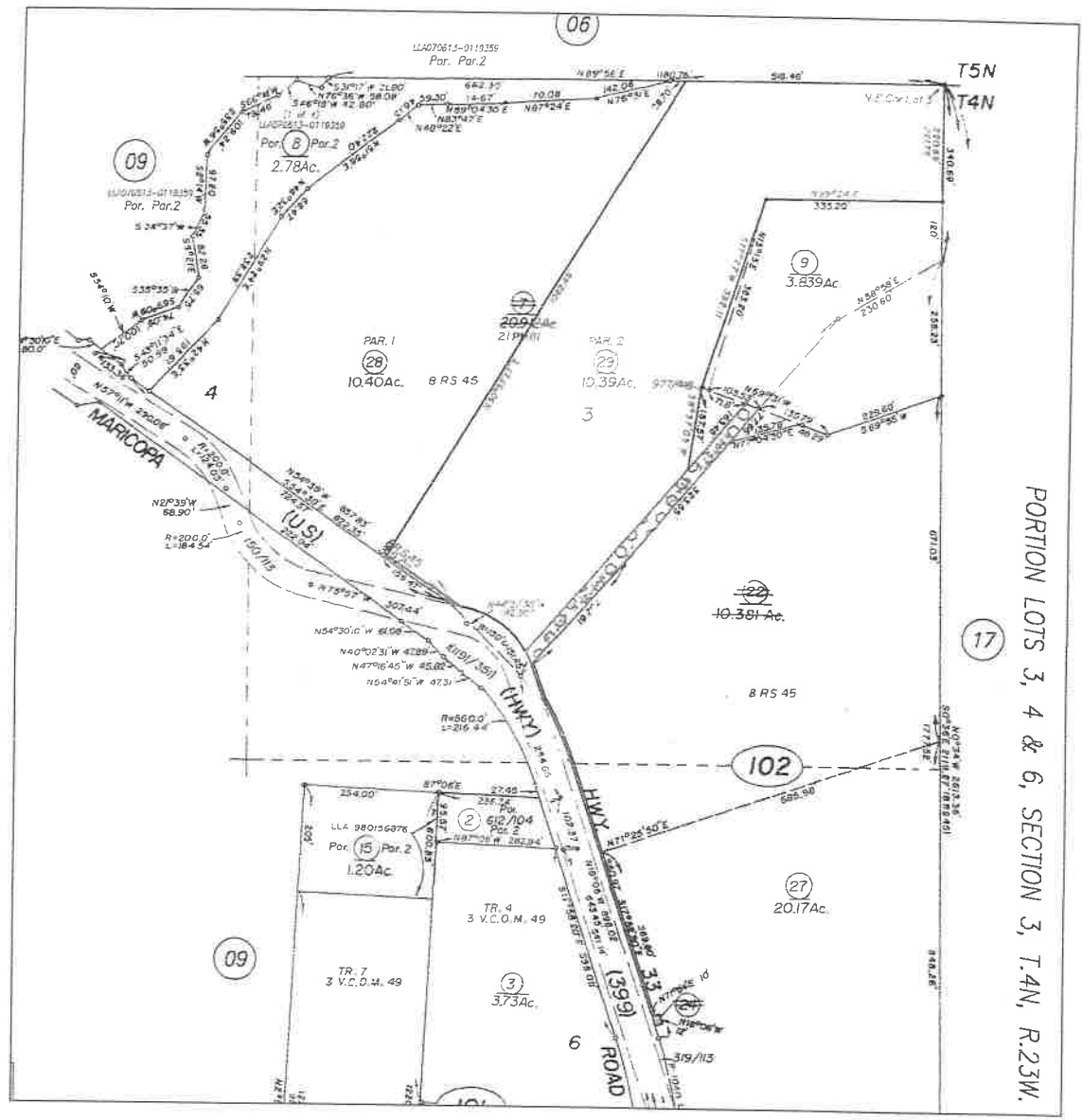
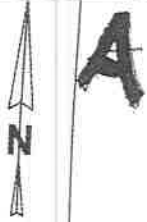
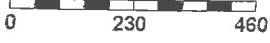
We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We make efforts to ensure third party contractors and service providers who provide services or perform functions on our behalf protect your information. We limit use of your information to the purposes for which the information was provided. We do not give or sell your information to third parties for their own direct marketing use.

We reserve the right to transfer your Personal Information, Browsing Information, as well as any other information, in connection with the sale or other disposition of all or part of the

Scale 1 inch = 230 Feet



PORTION LOTS 3, 4 & 6, SECTION 3, T.4N, R.23W.

LEGEND

- Parcel 1 (Fee, Property in Question)
- Parcel 2 (Easement)
- Item No. 4 - Easement for road driveway access
Affects as shown on the map of said tract
- Item No. 5 - Easement for water, water rights, pipes, pipe lines, dams, ditches, reservoirs, reservoir sites, water distribution systems and the like
Affects said land
Said Easement is not specifically delineated and is un-locatable
- Item No. 7 - Easement for road
05/42/1950, Instrument No. 10912, Book 937, Page 51, of Official Records
Affects as described therein

© 2016
Fidelity National Title Company
 1000 Town Center Drive, Suite 260
 Oxnard, CA 93036
 805 383-2353 FAX 805-445-7890

Title Order No. 00016219, Preliminary Report Dated as of August 8, 2016	Drawing Date: August 23, 2016 - FT
Reference :	Assessor's Parcel No. : 010-0-102-290
Property: 2800 Maricopa Highway, Ojai, State Of California	Data :

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing:
 Parcel 1: A part of Lot 3 of Fractional Section 3, Township 4 North, Range 23 West, San Bernardino Meridian, in the County of Ventura, State of California.

Sheet
 1
 of
 1
 Archive #

Illegal Dumpsite Statement

Meiners Oaks Water District Vice President Mr. Krumpschmidt stated the property was formerly a dump site in the February 21, 2017 Approved Meeting Minutes.

Lorna Berle – Ms. Moll's mother- asked the question, What was the intended use of the property when it was obtained in 1950? Was it for the tank placement and why was the reservoir filled? Mr. Kentosh was unable to answer due to the length of time that had passed. Mr. Krumpschmidt stated that at one time the property was used as a dump site and was kept as such for a long time until it was decided to be the spot for the existing tank. After

B

Illegal Dumpsite Statement

Transcribed from Audio - February 21, 2017 Regular Meeting

13:40

Lorna: I do have, I do have one question. My name is Lorna Berle, I'm Susan Moll's mother. She's the-
President Jim Kentosh: Really! You look so young.

Lorna: You're sure nice. Thank you very much. I'm older than I look. Ok, my question is - what was the intended purpose or use of the property when it was obtained in 1950? Was it for tank placement? And why was the reservoir filled?

President Jim Kentosh: I have no idea. Umm, I assume it was constructed for a tank site but I really don't know that - that was 1949, was it? 1950 or something?

Susan: 1950

President Jim Kentosh: That was even before I was born.

Susan: That photograph was 1962 and it was still a reservoir so I don't know - um-

Lorna: So how can we find out this information

Jim: You'd have to look at an assessor's map and see. Look at what the chain of properties have been

Susan: You've owned it since 1950. And the reservoir wasn't filled in until like the 70's, right? Or the 80's?

President Jim Kentosh: Well, there have been changes in State Law regarding water treatment. Ya know, in the old days you could have a reservoir, add a little chlorine and serve it to your customers - nowadays - tanks have to be covered so where that all happened in the timeframe I don't know, I assume that, I assume that it was done for the tank site.

Lorna: You assume that?

President Jim Kentosh: I have no idea - does anybody here know?

Vice President Mike Krumpschmidt: No, but I think there's something else that needs to be stated about it and that is when we refer to it as a reservoir, before we put tanks on it, it had actually been used as a dump site, not a reservoir, an extensive dump site, and had been, I would say, 9/10s filled in before the final grade was added by us, so it could be a dump site, excuse me, a tank site.

Susan: Yeah I thought it was the, the Fry part of the property

Vice President Mike Krumpschmidt: It was that whole, that whole, what would ya call it, bowl. That was a natural reservoir but stopped being such, I would say, I'm guessing now, in the very early 50's and it was filled in with rubble, continuously, from all over the valley. And when it was finally close to being filled in, it was finally filled in with the final grade and I think then it became a, uh, potential tank site and eventually developed that way.

Susan: So that was in six-, um, I have-

Vice President Mike Krumpschmidt: And it was not filled in by us by the way, it was filled in by someone else.

Lorna: You purchased it when? The property?

Vice President Mike Krumpschmidt: I don't know

Susan: 1950

President Jim Kentosh: We have no idea, this is ancient history to us. That was before I was born - that's how long ago - I mean - is this important?

Lorna: Yeah, kinda. Yeah, well, we're trying to get the back story because we want to make sure we do everything right. We don't want to step on any toes and we don't want to offend anybody so we need to know what the property has been before and what the parameters of our rights are.

Susan: Also its, um, it was so beautiful before when I looked at other pictures, I've got a lot of aerial pictures- I've got pictures of the house, when it was like, before the tanks were there, and the area and I just thought I was curious, you know, why it would be not a reservoir anymore. And there would just be tanks on it so I mean that's why - it's just, and, and also cus its right next door to me. I mean it's not like I'm a nosy person. And we share a road together so I'm just saying that's why I'm bringing it up.

17:20

the Fry property
now part of
Bannards
Property
stream
in question
D is attempting

Regular Meeting
February 21st, 2017
6:00 p.m.

Meiners Oaks Water District
202 West El Roblar Drive
Ojai, CA 93023-2211
Phone 646-2114

MINUTES

8 year Board Member Dumpsite Statement
The meeting was called to order at 6:01 p.m.

1. Roll Call

The meeting was called to order by the Board President James Kentosh at 6:01 pm at the District Office.

Present were: Board President James Kentosh, Board Vice-President Mike Krumpschmidt, Board Directors Larry Harrold, Diana Engle, and Mike Etchart. Staff Present: General Manager Mike Hollebrands and Board Secretary Stacey Gilbert. Attorney Lindsay Nielson was also present.

2. Approval of the minutes

Approval of the January 17th, 2017 Regular Meeting minutes:

Mr. Etchart made the motion to approve the January 17th, 2017 Regular Meeting minutes. Mr. Harrold seconded the motion.

It was later mentioned by Susan Moll that the minutes pertaining to her public comments and statements were incorrect and have therefore been amended for accuracy purposes.

Etchart/Harrold
All Ayes
M/S/C

3. Public Comments

Elizabeth Anne Von Gunten was present

Wilma Foley was present

Robert Perron – Asked the question that in a previous meeting it was stated that once we had some rain that our rates would lower? Mr. Krumpschmidt answered that in a sense yes they are due to the Casitas Surcharge no longer being added to your bill because we are now on our wells. Mr. Perron also commented later in the meeting regarding the Conservation Penalty and Friendly reminder door tags. He has been given several and doesn't understand why since he is one of the customers that doesn't use much water at all. Mr. Perron wants to have his violations expunged. Mr. Hollebrands explained that the violation was to have been seen by one of

our Service Techs to receive a letter which is accompanied by pictures of the violation. It was determined to look at the records by staff and get back to him with an answer.

Zachary Card – Has a question concerning the property adjacent to Susan Moll's property. Where does the water come from that are in the tanks and what areas in Meiners Oaks does it distribute to? Mr. Kentosh answered: We have one water system. Our water comes from wells that are located in the Ventura River. Mr. Card asked: Is there a well on the property adjacent to Ms. Moll's property. Mr. Kentosh answered no.

Susan Moll had a comment and correction based on the minutes within the agenda packet that states "Ms. Moll was also informed about a water runoff issue that drains to our tank area and she assured us that it had been taken care of." Susan Moll stated "I don't know that it has been taken care of and it's not my responsibility because it is basically a huge natural runoff area there, and that Mike (Hollebrands) in a prior conversation, made a comment that the drain pipe was a concern of his. So I just want to make that really very clear, and I'd like that put into the next minutes of the agenda". She then showed a picture of the property in regards to the runoff which was then discussed and found to be a pre-existing creek. Ms. Moll then further states; "I just want to make this clear, and I want it corrected that I did not do any correction and I attempted to contact him but that it is not my responsibility, so I just want to make that very clear." After further discussion, it was decided to review the recording and amend the minutes for accuracy.

Peter Kingston – Related to Ms. Moll's mother – has a question which may require more research beyond this meeting. When the property was deeded in the 1950's to Meiners Oaks Water District, the documents say it was for a 'valuable consideration.' What was that 'valuable consideration?' It is not spelled out. Mr. Neilson stated that anything could be of valuable consideration but doesn't refer to any specific amount or consideration. Mr. Kingston questioned why it was not spelled out. Mr. Neilson stated it might be because the grant deeds have it stated that way.

Lorna Berle – Ms. Moll's mother- asked the question, What was the intended use of the property when it was obtained in 1950? Was it for the tank placement and why was the reservoir filled? Mr. Kentosh was unable to answer due to the length of time that had passed. Mr. Krumpschmidt stated that at one time the property was used as a dump site and was kept as such for a long time until it was decided to be the spot for the existing tank. After much discussion; it was determined that this question best be discussed in our agenda item 9a. (refer to Board discussion and/or action 9a for further discussion of this matter)

4. General Manager's Report

- Production and rainfall report – No longer on Casitas and the District has been on its wells for about a month.

- District status due to flooding – We had no ill effects within the District due to the rain. GM did rent a piece of equipment for standby in case we needed it. We need to purchase a new meter for Well #4. The state gave grant fund to the schools for lead testing and any repairs needed. Due to this funding, OVUSD has contacted us to do the lead testing on the property.
- GSA update see attached draft minutes of the agenda packet – Mr. Krumpschmidt summarized the minutes for the Board

5. Board Committee Reports

- Drought Committee met on February 1, 2017 – Minutes are attached to the agenda packet – to be discussed in section 9 (d)

6. Old Business

- New water sources – to be discussed in Section 9 (c) of this agenda
- Cozy Dell Trail title report – icon explanation – was explained in the last meeting
- System Lead Testing – tabled till next month. Need to wait till all of Casitas water is out of the system to conduct testing

7. Board of Directors Reports

- Ms. Engle: DWR has changed the deadline on its Alternatives. Santa Clara River Watershed is having a meeting on February 23rd from 9 am – 12 pm to talk about State Water and a larger water source alternative.
- Mr. Harrold: What agencies does Casitas have to answer to as to how much water they can divert? Mr. Etchart and Mr. Kentosh stated it was National Marine Fisheries Service as well as Fish and Game
- Mr. Krumpschmidt: question for Mr. Hollebrands – Noticed a series of new potholes on Lomita away from where the main was repaired before. Are those just due to wear and tear due to weather and rain or is it a potential water main break? Mr. Hollebrands stated that there is always a potential for a water main break, but those are more likely due to the weather.
- Mr. Etchart: Would like a tour of the diversion. All of the Board of Directors would like this tour as well
- Mr. Kentosh: He confirmed with Ms. Mulligan that she had received our letter regarding state water. Would like to put an agenda item for next month to discuss State Water.

8. Financial Matters

Approval of Payroll and Payables from January 16th, 2017 to February 15th, 2017 in the amount of:

Payables -	\$ 62,145.08
Payroll -	\$ 28,334.89
Total -	\$ 90,479.87

Mr. Harrold made the motion to pay the monthly expenses. Mr. Etchart seconded the motion.

Discussion: Ms. Engle asked about the Election Supplies, is this a catch-up. Mr. Hollebrands confirmed it was a "catch-up."

Mr. Kentosh asked about Bondy Groundwater Consulting bill and if the total for all of this is going to exceed \$5000. Mr. Hollebrands stated that it would not go over \$5000.

Harrold/Etchart
All Ayes
M/S/C

9. Board Discussion and/or Action

- a) Susan Moll – property lines and easements – (continuation from Public comments) Mr. Kentosh states that there is a problem with a small section of Ms. Moll's property that a fence blocks her access to her property.

Ms. Moll suggests that since this fence is on her property that it should be removed.

Mr. Kentosh suggests an alternative of opening up that area and then putting a fence around the perimeter of the property. The only things in that area are a drainage ditch and a fire hydrant that could potentially serve fire prevention to the properties closest to it. The other issue is the confusion between surveys. Ms. Moll found a discrepancy between the last two recorded surveys and the survey that she had done recently and from the measuring she did with a wheel. The issue is in getting an accurate survey with accurate stakes in place that matches closer to the recorded surveys.

Ms. Engle asked if Ms. Moll believes any of the surveys that have been done. Ms. Moll answered that she completely believes the two recorded surveys. Ms. Engle then asked why we could not use the recorded survey to build our fence appropriately. Mr. Kentosh proposes that we hire a surveyor that will use the last record of survey to put wooden stakes in the ground where we can then hire a fence contractor to put up the appropriate fence. Ms. Moll agrees and has tried to have that done however she found that there is a discrepancy of about 40ft between the recorded survey and the survey Mr. Frager did. Ms. Engle is concerned with creating duplicate surveys that could potentially be incorrect and wants to know what we as a Board can do to make sure we are not wasting anyone's time and efforts. Mr. Neilson stated that we need to

resolve this issue because we are required by State law to secure our facility.

There was much discussion at which point Ms. Moll asked how soon she would get access to her property to clean it up.

Mr. Krumpschmidt acknowledges Ms. Moll's concerns with accessing her property as quickly as possible. What he would also like is for everyone else to appreciate the need for us to protect the tanks, and by simply opening it up right now or before we are ready, there will be access to the tank area that is not good for all kinds of liability reasons. Therefore, we can only move so fast, and as soon as we can move, we will certainly reposition the fence so that it excludes Ms. Moll's property and it secures ours. We will practice due diligence for the fence to be moved judiciously.

The decision was made to hire a surveyor to address the area where our fence is by using the recorded survey from the 1970s. This starts the process to getting a better understanding for both parties sake.

Ms. Moll now would like to discuss easements. She would like to know what easements we have on her property and would like it plotted on a map, so she knows exactly where they are.

Mr. Neilson states that her title report will tell what easements there are. Ms. Moll then stated that her title report only shows a road easement.

She wants to know if we have any pipelines that are running underneath her property and if there are easements attached to those pipelines and would like them documented as well.

It was discussed and determined that Mr. Neilson will need to look at the title report to determine where the easements are and what they cover. We will also look to see if we have any As-Builts that show the constructed pipeline on her property if any.

- b) SDRMA – Notification of Nominations 2017 Election SDRMA Board of Directors – None of the Board members were interested in being a part the SDRMA Board of Directors.
- c) New Water Source – Evaluation of Groundwater Supply Opportunities Report from Bryan Bondy – Mr. Hollebrands gave Mr. Bondy two topics to deal with: 1) Look at the cold water formation and see if that formation is something we want to access. Mr. Bondy did request a copy of Jordan's presentation to compare with while walking the areas and assessing himself. Mr. Bondy believes he found a better-suited area for us to drill that is different from Jordan's initial areas. However, it may not be on our property. This will be determined after further pinpointing the exact location. We will have a better understanding of this location when Mr. Bondy comes to our Board meeting in March to formally present his findings. 2) Mr. Hollebrands asked Mr. Bondy to confirm that our current wells were in the most optimum spots. Mr. Bondy did confirm that our wells were in the most optimum spots. Mr. Hollebrands stated there is a third option and that is to have nitrate removal of either Well 8 or the Ranchitos wells. It is the difference of bearing the cost of creating a new well or using what we already have and having a

supplemental well versus more access to water. More will be understood when Mr. Bondy officially presents the report at the March meeting.

- d) Drought Committee discussion – New allocation and rate program – Mr. Kentosh presented some more information based on his research of water users to the Board. He found, based on evaluation of subsets of customer data, that 4-5 out of 6 water users were conserving considerably while 1-2 customers are overusing water. What Mr. Kentosh discovered was that we need to have a program that focuses on the higher water users. Mr. Hollebrands then presented what the Drought Committee has come up with as a draft allocation rate program to be tentatively called “MOWD CARP” which stands for Meiners Oaks Water District Conservation Allocation Rate Plan. To summarize, the Drought Committee found there were different consensuses, and they looked at both the WEAP and our system and realized that there are attributes to both that are effective and therefore we as a District should combine both to better serve our customers. What the Drought Committee has come up with is that most of our customer's allocations will be based on essential and non-essential water use. Their non-essential use will be based on what is irrigable and not irrigable. Some non-essential allocations will be based on the size of their property but not to exceed 2 acres and will be subject to reduction in allocation amounts as the drought worsens. Agriculture would get an annual non-essential allocation based on historical use and would be required to manage their use over the year while Commercial would be a combination of the essential and non-essential. It was determined that our “drought surcharge” needs to be evaluated as to when to charge the correct amount but there are still several aspects of the “CARP” that needs to be figured out for understanding and clarity. Mr. Krumpschmidt has some concerns with the waiver program, especially with the “specialty crops.” It is possible for an inappropriate crop for this area would get inappropriate amounts of water. So we need to give that more thought as well. However, after reading over the draft plan, Mr. Krumpschmidt likes it and feels it will be a good plan. The next steps are: The Drought Committee will take this draft, add a title page and an introduction and make some necessary changes and corrections to tighten up the rate plan. While the new rate plan is being tightened up, the Budget Committee will meet and come up with figures of the new rates such as the indoor and outdoor use and the conservation penalty. When it comes time to inform our customers, we will schedule a Public Meeting, hopefully in April, and talk about our rates and a drought update and draft a notice about the drought for a monthly mailer in March. Eventually, we will have to meet with Casitas to get a better idea of where everyone is with the drought for budget purposes.

10. Closed Session: The Board of Directors will hold a closed session to discuss personnel matters or litigation, pursuant to the attorney/client privilege, as authorized by Government Code Section 54957 & 54956.8, 54956.9 and 54957

No closed session items to discuss

11. Meeting Adjournment

There being no further business to conduct at this time, Board President James Kentosh adjourned the meeting at 9:09 p.m.

President

Secretary

Memorandum

EX C

To : Files

Date : July 22, 1974

File No.:

Subject : Meiners Oaks Dam, No. 768

From : R. E. Stephenson
Department of Water Resources

In response to his letter dated May 29, 1974, I met with Mr. Thomas Kingsbury, Field Superintendent of the water company in his office on June 27, 1974. He wanted further information on the procedures to be used in filing an application to remove the dam from jurisdiction. We had previously written a letter dated April 9, 1974 which I felt fairly accurately described the methods of removing it from jurisdiction. However, Mr. Kingsbury wanted to know whether it would be permissible to lower the spillway crest elevation. I reviewed with him the different methods that he could use to withdraw the dam from jurisdiction and explained how to file the applications. He does not wish to breach the dam but does plan to reduce its size, either by lowering the spillway or by placing fill in the reservoir in order to reduce the storage to less than 15 acre-feet. He said that he would turn the matter over to his engineer, Mr. McWhirter, and have him run surveys on the reservoir and make a determination of the best method of removing from jurisdiction.

REStephenson:amh

7/24/74

cc: Mr. R. E. Stephenson

*SLK
McWhirter
7/24/74*

158

Memorandum

To : File

Date : December 5, 1974

File No.:

Subject: Meiners Oaks Dam, No. 768
Telephone call regarding
fee.

JL

J. D. Walker

From : Department of Water Resources

I called the Meiners Oaks County Water District and spoke with Hellen Ortman regarding their letter to the Department dated November 14, 1974, regarding the annual fee payable December 31, 1974.

I explained to Ms. Ortman that the fee covered the period June 30, 1974 to June 30, 1975, and must be paid. She said that it will be paid.

With regard to the proposed work to remove the dam from jurisdiction, I told her that an Application must be filed with the Division, along with plans and specifications, prior to starting the work. She said she will also do this.

JDWalker:wld

cc: Mr. R. E. Stephenson

12/5/74

SURNAME

DWR 155 (REV. 4-62)

JL 12/5/74 570-1-101

MEINERS OAKS COUNTY WATER DISTRICT

Telephone 646-2114
202 West El Roblar
OJAI, CALIFORNIA 93023

November 14, 1974

Department of Water Resources
P. O. Box 388
Sacramento, California 95802

Accounting Officer

Gentlemen:

Am writing to you for some information regarding the Annual Dam Fee for the coming year on the Meiners Oaks County Water Districts Dam #768. We have installed an enclosed tank to replace our reservoir. The reservoir has not been in operation for over a year now. Our engineer has drawn up the plan for discontinuing the reservoir and the work on it should be completed after the first part of next year. Do we still have to pay the Annual Dam Fee? Would appreciate your answer regarding this matter as soon as possible.

Sincerely yours,

MEINERS OAKS COUNTY WATER DISTRICT

Hellen M. Ortman

Hellen M. Ortman
Secretary/Treasurer

NOV 21 74 JEL

NOV 23 74 124

NOV 19 1974

Memorandum of Review

Plans and Specifications for Alteration

Meiners Oak Dam, No. 768

January 27, 1981

By D. A. Jacinto

Reference

1. Letter dated March 6, 1981, from William Ghormley transmitting plans (1 sheet) with general notes.
2. Letter dated January 16, 1981, from William Ghormley transmitting computations completed by John McWherter.
3. Letter dated April 1, 1981, from William Ghormley transmitting revised plan.

General

Mr. Ghormley, representing the Meiners Oaks County Water District, has resubmitted the plan to remove Meiners Oaks Dam from State jurisdiction that is similar to that submitted by the Water District in 1977 (refer to memos dated August 26, 1977, and September 2, 1977). Although a revised area capacity curve was developed in 1978, there is no record of this curve and the proposed alteration is based on the original A-C curve. Because this is the only available capacity information, it is considered satisfactory for design purposes and indicates the storage capacity of the reservoir after the alteration would be 8.5 acre-feet.

Plans

The design concept is satisfactory and the 36-inch CMP is of sufficient size to accommodate a reasonable design flood due to the limited drainage area. Slope protection is provided at the downstream end of the 36-inch CMP and a concrete headwall upstream.

Specifications

The specifications which consist of general notes on the plans are minimal but generally sufficient for this alteration.

Environmental

On March 28, 1978, a Notice of Exemption and Meiners Oak County Water District Resolution was filed with the Secretary of Resources to complete the requirements of CEQA (refer to letter dated March 28, 1978).

(916) 322-6206

JUN 16 1977

Mr. Thomas R. Kingsbury
General Manager
Meiners Oaks County
Water District
202 West El Roblar
Ojai, CA 93023

Dear Mr. Kingsbury:

Meiners Oaks Dam, No. 768

The subject dam was inspected by Mr. M. I. Zumot of our office accompanied by Ms. H. Ortman of your office on May 26, 1977.

The inspection disclosed that the dam and reservoir have been abandoned with no intent to rehabilitate them for use. Ms. Ortman requested application forms for removal of the dam and reservoir from State jurisdiction and added that the District's Board of Directors decided to remove the dam from State jurisdiction.

Perhaps you have misplaced the application forms transmitted with my earlier letter to you, dated April 9, 1974. Assuming that to be the case, enclosed are a copy of that letter which described the alternative methods by which the dam may be removed from State jurisdiction and additional copies of the enclosed forms.

You are reminded that physical modifications are necessary to accomplish either of the alternative methods of removing the dam from jurisdiction. Before approval of an application for removal can be given, the requirements of the California Environmental Quality Act of 1970 must be met.

Sincerely,

Original Signed by
G. W. Dukleth

Gordon W. Dukleth
Division Engineer
Division of Safety of Dams

Enclosures

MIZumot:fs

FILE COPY

SURNAME

M. Zumot

Stittman
6/14

Long 6/15

Dukleth

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
DIVISION OF SAFETY OF DAMS

INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of dam Meiners Oaks Dam No. 768 County Ventura
Type of dam earth Type of Spillway concrete culvert to CMP flume
Water is empty feet _____ spillway crest and _____ feet _____ dam crest.
(above, below) (above, below)

Contacts made Ms. H. Ortman
Detail in question Periodic evaluation
Action taken See remarks

Remarks*

The dam is basically the same as reported in my last two inspection reports dated May 19, 1975, and April 29, 1976.

After the inspection I met with Ms. Ortman, secretary/treasurer of the County. I told her again that if the dam is to remain under State jurisdiction it should be well maintained. None of the maintenance items requested in the last inspection were done. Ms. Ortman stated that the dam will be removed from State jurisdiction and requested application forms for removal of the dam be sent to her. A letter will be sent to the County describing the alternatives by which removal from jurisdiction can be accomplished.

From the above observations the dam is judged to be safe for continued use.

Typed by fs
Date 6-7-77
cc for _____

*Note any change in condition since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

Inspection by MIZumot
Date of inspection 5-26-77
Date of report 6-2-77
Photos taken? Yes No

MIZumot

(915) 322-6206

Mr. Thomas R. Kingsbury
General Manager
Meiners Oaks County
Water District
202 West El Roblar
Ojai, CA 93023

Dear Mr. Kingsbury:

Meiners Oaks Dam and Reservoir, No. 768

This is in response to the plan and the application for approval of plans and specifications for the removal of Meiners Oaks Dam, which we received on July 18, 1977.

Since the removal of the dam and reservoir from State jurisdiction will be accomplished by means of lowering the maximum storage level by providing an uncontrolled outlet (spillway), so that the reservoir will store less than 15 acre-feet of water, an alteration application should be filed instead of the removal application received on July 18, 1977. Please note that both copies of the application require an original signature.

Enclosed are the appropriate application forms.

Sincerely,

Original Signed by
G. W. Dukleth

Gordon W. Dukleth
Division Engineer
Division of Safety of Dams

Enclosure

MIZumot:fs

FILE COPY

SURNAME

M. Z. Umot

Stephenson 7/21

*Stephenson
for King 7/21*

Furber

This is to certify that the within application, including plans and specifications for the repair alteration of Meiners Oaks dam and reservoir, No. 768, has been examined

and the same is hereby approved, subject to the following terms and limitations:

1. Construction work shall be commenced on or before _____
2. Construction work shall be completed on or before _____

APPROVED:

DATE: JEL 3/4/81

Witness my hand and the seal of the Department of Water Resources of the State of California this 7th day of May 19 81

JJ Doody
Division Engineer
Registered C. E. No. 6500

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
DIVISION OF SAFETY OF DAMS

INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of dam Meiners Oaks Dam No. 768 County Ventura
Type of dam Earth Type of Spillway Concrete culvert to CMP flume
Water is Empty feet _____ spillway crest and _____ feet _____ dam crest.
(above, below) (above, below)

Contacts made Mr. Tom Kingsbury after the inspection.
Detail in question Periodic evaluation.
Action taken Application for removal forms will be provided.

Remarks*

The dam is basically the same as reported in my inspection report dated May 19, 1975. With regards to the proposed work to remove the dam from State jurisdiction, I told Mr. Kingbury that an Application must be filed with the Division. He stated that his secretary, Mrs. Hellen Ortman, had sent us the application right after my previous inspection dated May 16, 1975. I called Mrs. Ortman today and she stated that the application was not sent to us. She also stated that the District's Board of Directors decided to keep the dam under state jurisdiction until the time comes when they have enough money to either breach it or fill a portion of the reservoir bottom with compacted earth so that the reservoir will store less than 15 acre-feet of water. I told Mrs. Ortman that if the dam is to remain under state jurisdiction it should be well maintained. The following maintenance items were requested:

1. Weed and brush in the spillway approach and on the downstream slope have to be removed.
2. Outlet facilities have to be well maintained.

Typed by sd
Date 5/26/76
cc for _____

*Note any change in condition since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

Inspection by M. I. Zumot
Date of inspection 4/29/76
Date of report 4/30/76
Photos taken? Yes No
Sheet 1 of 1

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
DIVISION OF SAFETY OF DAMS

INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of dam Meiners Oaks Dam No. 768 County Ventura
Type of dam Earth Type of Spillway Concrete culvert to CMP flume
Water is Empty feet spillway crest and _____ feet dam crest.
(above, below) (above, below)

Contacts made Mr. Tom Kingsbury
Detail in question Periodic evaluation
Action taken Application for removal forms were provided.

Remarks*

The reservoir has been abandoned with no intent to rehabilitate it for use. Mr. Kingsbury stated that the County is planning to fill a portion of the reservoir bottom with dirt, so that the reservoir will store less than 15 acre-feet. I provided Mr. Kingsbury with three application forms, DWR 4. I requested that two copies of the application be submitted to us along with plans of the proposed work.

The outlet facilities were maintained open.

The dam is safe for continued use.

Typed by amb
Date 5/22/75
cc for _____

*Note any change in condition since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

Inspection by M. I. Zumot
Date of inspection 5/16/75
Date of report 5/19/75
Photos taken? Yes No 5/27

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
DIVISION OF SAFETY OF DAMS

INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of dam Meiners Oaks Dam No. 768 County Ventura
Type of dam earth Type of Spillway culvert
Water is empty feet spillway crest and _____ feet dam crest.
(above, below) (above, below)
Contacts made Messrs, Mc Whirter and Walbridge
Detail in question Alteration to less than jurisdictional size
Action taken See remarks

Remarks*

A meeting was held with John McWhirter (a private engineer) and Tom Walbridge of the Meiners Oaks County Water District (MOCWD). Mr. McWhirter has recently completed an areal survey study to reevaluate the storage capacity of the existing reservoir. The contoured drawings and computations indicate that the dam impounds slightly over 18 acre-feet, 3 acre-feet more than indicated in the earlier study. New area-capacity curves are to be forwarded to us in the near future.

Mr. McWhirter suggested an alternative plan to that presently under application for the removal of the dam from jurisdiction. The District apparently feels the present plan is too expensive. The new plan would include removing approximately 15-feet off the top of the existing tower and installing a trashrack over the opening. Also, plots would be cut into the side of the tower for the upper ten feet. The tower would then drain any storm run-off through the 12-inch open outlet.

I indicated that this method of removing the dam from State jurisdiction may be acceptable if it could be shown that the maximum reservoir storage was maintained to a near insignificant level under design storm conditions.

The trashrack should be large enough to prevent clogging and the slots in the tower up far enough from the reservoir bottom to eliminate an excessive amount of silt from entering the system. In addition it should be assumed that the diversion trench around the perimeter of the reservoir will not have significant effect reducing the drainage area.

Typed by cmb
Date 10/10/78
cc for _____

*Note any change in condition since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

Inspection by DAJacinto
Date of inspection 10/4/78
Date of report 10/6/78
Photos taken? Yes No

(916) 323-1428

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

Dear Mr. Cobb:

Meiners Oaks Dam and Reservoir, No. 768

In our discussions with Mr. McWhirter concerning Meiners Oaks Dam, he has presented a plan to alter the dam to nonjurisdictional size by modifying the existing outlet system to accommodate a design flood while maintaining the reservoir storage below 15 acre-feet. Based on the available information and a field inspection of the dam by Mr. Jacinto, we have concluded that this proposal would not be an appropriate means to alter the dam to nonjurisdictional size. Experience has shown that the existing outlet conduit at only 12 inches in diameter is highly susceptible to clogging with the silt and debris that could be expected to enter the outlet system. References supporting this conclusion can be found in various sources, including "Gated Outlet Appurtenances for Earth Dams" by the U. S. Soil Conservation Service, where a minimum pipe diameter of three feet is recommended under even the best conditions.

We suggest that the District reconsider the more applicable plan to alter the dam to nonjurisdictional size proposed in your alteration application of August 8, 1977.

Sincerely,

James J. Doody, Chief
Division of Safety of Dams

DAJacinto:cmb

SURNAME

DAJacinto
5/22/79

7/10/79

Robertson
6/4

Tipton for JEL
6/5

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
DIVISION OF SAFETY OF DAMS

INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of dam Weiners Oaks Dam No. 768 County Ventura
Type of dam Earth Type of Spillway Culvert
Water is Empty feet _____ spillway crest and _____ feet _____ dam crest.
(above, below) (above, below)

Contacts made Mr. Ghormley by telephone
Detail in question Periodic Inspection and Alteration Application
Action taken See Report

Remarks*

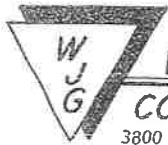
The dam and reservoir remain empty. The Water District has no future plans for the reservoir and would like to reactivate their application to remove it from jurisdiction. A plan for its removal is to be forwarded by Mr. Ghormley.

The condition of the dam is unchanged from previous reports.

Typed by drs
Date 1/8/81
cc for _____

*Note any change in condition since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

Inspection by DA Jacinto
Date of inspection 10/20/80
Date of report 12/10/80
Photos taken? Yes No



WILLIAM J. GHORMLEY
CONSULTING CIVIL ENGINEERS
3800 MARKET STREET
VENTURA, CALIFORNIA 93003 805-644-1049

November 21, 1980

State of California
Department of Water Resources
P. O. Box 388
Sacramento, CA 95802

Attention: Mr. Jacinto

Subject: Meiners Oaks County Water District
Dam and Reservoir No. 768

Dear Mr. Jacinto:

In accordance with our discussion this week, enclosed is a copy of the plan prepared by Mr. McWerter to reduce the capacity to below jurisdictional size.

Please review and advise of comments you may have.

Very truly yours,


William J. Ghormley

WJG:rm

Enc.

CC: MOCWD

Memorandum

To : Files

Date : December 10, 1980

File No.:

Subject: Meiners Oaks Dam
and Reservoir, No. 768

Telephone Conversation

From : D. A. Jacinto
Department of Water Resources

Mr. Ghormley, the consulting engineer for Meiners Oaks County Water District, was requested to forward a copy of the revised area capacity curve for the reservoir to be sure that his proposed alteration would remove the dam from the Division's jurisdiction.

DAJacinto:cmb
3/24/81

SURNAME

DA Jacinto
4-7-81

Memorandum

To : Files

Date : December 10, 1980

File No.:

Subject: Meiners Oaks Dam
and Reservoir, No. 768

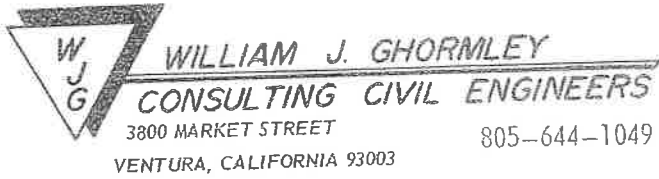
Telephone Conversation

From : D. A. Jacinto
Department of Water Resources

Mr. Ghormley, the consulting engineer for Meiners Oaks County Water District, was requested to forward a copy of the revised area capacity curve for the reservoir to be sure that his proposed alteration would remove the dam from the Division's jurisdiction.

DAJacinto:cmb
3/24/81

<p><i>DA Jacinto</i> 4-7-81</p>			
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November 21, 1980

State of California
Department of Water Resources
P. O. Box 388
Sacramento, CA 95802

Attention: Mr. Jacinto

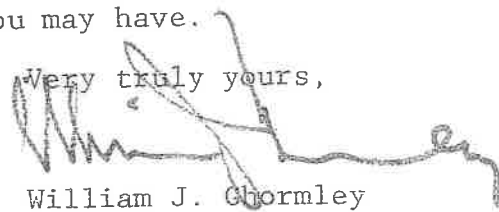
Subject: Meiners Oaks County Water District
Dam and Reservoir No. 768

Dear Mr. Jacinto:

In accordance with our discussion this week, enclosed is a copy of the plan prepared by Mr. McWerter to reduce the capacity to below jurisdictional size.

Please review and advise of comments you may have.

Very truly yours,



William J. Ghormley

WJG:rm

Enc.

CC: MOCWD

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF WATER RESOURCES

D

INSPECTION OF DAM

Name of dam Meiners Oaks Dam No. 768
 Type of dam Earth Type of spillway Concrete culvert
 Water is 3 1/2 feet below spillway crest and _____ feet _____ dam crest.
above, below above, below

Contacts made Mrs. Beard, secretary, and Mr. Jackson, manager
 Detail in question Periodic inspection
 Action taken See remarks

Remarks*

Inspection was with Mr. Wilbert W. Jackson, who has replaced Mr. Briggs as manager at the first of this year.

A steel tank has been built at the left side of the reservoir about 50 feet upstream of the dam, see picture, dated May 20, 1958. It sits next to the reservoir side slope on a foundation of medium hard sandstone. There were no signs of movement or settlement of the ground from the weight of this tank

[REDACTED]

The maximum head on this pipe would be 24 feet. The pipe was buried bare. Mr. Jackson was told that we should have been informed before the installation of this tank. Installation of this tank could have been improved by:

- (1) Concrete encasement around the section of pipe that passes over the left abutment;
- (2) Moved back slightly farther from the top edge of the reservoir side slope.

One foot of splash boards were in the spillway entrance. This probably does not reduce capacity, see report dated December 12, 1955.

They had a break in the outlet pipe at the downstream end, about six inches below the end of the concrete encasement. This was satisfactorily repaired and the encasement extended. The completed work was still exposed. There has been no further leakage.

State supervision of dam for safety and requirements of the owners was discussed with Mr. Jackson.

The condition of this dam appears satisfactory.

Handwritten: Feb 12-58
J.E.L.

Typed by T Aldridge
6-10-58

*Note any change in conditions since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

Inspection by J. E. Ley
 Date of inspection 5-20-58
 Date of report 6-10-58
 Photos taken? Yes No

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
DIVISION OF SAFETY OF DAMS

INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of dam Meiners Oaks Dam No. 768 County Ventura Co.
Type of dam Earth Type of Spillway Conc. culvert to CMP flume
Water is Empty feet _____ spillway crest and _____ feet _____ dam crest.
(above, below) (above, below)
Contacts made Mr. Tom Kingsbury
Detail in question Periodic evaluation
Action taken Application for removal forms provided by letter

Remarks*

The reservoir has been abandoned with no intent to rehabilitate it for use. A second steel tank has been constructed on an excavated bench on the right side of the reservoir. This tank installation will have no influence on the structural soundness of the abutment of the dam.

The peripheral flood channel was blocked by debris from sloughing of the roadway cut slopes. Mr. Kingsbury said this channel will be cleared.

I explained to Mr. Kingsbury that the dam and reservoir would remain under jurisdiction unless construction were accomplished to breach the dam or reduce its storage capacity. He said he would check to see if the Board of Directors would authorize the necessary expenditures.

I later spoke with Mr. Kingsbury by telephone (3/29/74). He said that the District's Board of Directors decided that they would remove the reservoir from jurisdiction. I told him that I would provide a letter describing the alternatives by which removal from jurisdiction can be accomplished and the proper blank forms.

Typed by wld
Date 4/1/74
cc for _____

*Note any change in condition since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

Inspection by J. D. Walker
Date of inspection 3/12/74
Date of report 3/29/74
Photos taken? Yes No

MEINERS OAKS COUNTY WATER DISTRICT

Telephone 646-2114
202 West El Roblar
OJAI, CALIFORNIA 93023

Handwritten notes:
7/27/74
Stephen
4.2.10

February 19, 1974

Department of Water Resources
Post Office Box 388
Sacramento, California 95802

Handwritten:
Meiners Oaks Dam
No. 768

Postmark:
MAR 31 1974 JEL
MAR 07 1974

Gentlemen:

This letter is to inform you that we have discontinued the use of our open reservoir. We have installed an enclosed tank to replace it.

If you need more information regarding the discontinued reservoir please contact us.

Sincerely yours,
MEINERS OAKS COUNTY WATER DISTRICT

Handwritten signature:
Thomas R. Kingsbury
Field Superintendent

TRK/hmo
CC: A. L. Ellsworth
Department of Public Health

Handwritten note:
Xerox retained on 2/20 by R

Handwritten notes and stamps:
3/9
MAR 07 1974

Memorandum

To : Files

Date : November 15, 1977

File No.:

Subject: Meiners Oaks Dam and Reservoir, No. 768

From : S. S. McEwan
Department of Water Resources

Telephone Call

Mr. Barry Lockton, Public Works Director for the City of Ojai in Ventura County, telephoned today to inquire as to our reaction to using the abandoned Meiners Oaks Reservoir site as a disposal site for excess excavation and waste material they contemplate having as a result of an expanded public works program. They have approached the Meiners Oaks Water District in this regard, but particularly wanted to know our requirements, if any, as related to dam safety. Further, he was aware of the pending application before us to alter the dam to less than jurisdictional size and wanted to know if filling the reservoir with what he described as an inorganic fill material, except possibly for some well mixed asphaltic concrete waste, was an acceptable alternate for reducing the capacity of the reservoir to less than 15 acre-feet. He said such waste fill would only be lightly compacted.

I informed Mr. Lockton that we could accept this means of reducing the capacity of the reservoir if it were proposed to us in written form by the District as an amendment to the presently unapproved application. The latter is being held in abeyance pending completion of environmental documentation by the District. The original capacity of the reservoir is 15.9 acre-feet, as stated on the application, so only a reduction of about one acre-foot (approximately 1 600 cubic yards of fill material) is involved.

Based upon my remarks, Mr. Lockton indicated that he would continue his discussions with the District in this respect.

SSMcEwan:fs
11-30-77

SURNAME

DWR 155 (REV. 4-62)

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
DIVISION OF SAFETY OF DAMS

INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of dam Meiners Oaks Dam No. 768 County Ventura
 Type of dam earth Type of Spillway culvert
 Water is empty feet _____ spillway crest and _____ feet _____ dam crest.
 (above, below) (above, below)

Contacts made Messrs. McWhirter and Wallbridge
 Detail in question Alteration to less than jurisdictional size
 Action taken See Remarks

*Remarks**

The inspection was made at the request of the General Manager of the Water District to discuss changes in the plan they submitted with the presently unapproved Alteration Application.

The inspection showed that ~~a large amount of waste fill had been placed in the bottom of the reservoir.~~ The stand pipe tower was in good condition, and tower ports and outlet were open. The outlet at the downstream end of the dam was disconnected from the water system so they can no longer import water into the reservoir.

Mr. McWhirter said they now plan to survey the reservoir to determine if its capacity is over 15 acre-feet. They will submit an area capacity curve along with a plan to fill the existing reservoir with good quality fill. They will eliminate the proposal to place a new low level spillway. I told him we would give favorable consideration to the change in plans but would need proof that their Board had met CEQA requirements before we could approve the application.

I also suggested that the deteriorating suspension bridge to the tower be removed and the gate be permanently removed. Mr. McWhirter said they planned to convert the tower to an outlet riser by cutting slots or ports in order to assure that water would not be trapped in the reservoir.

Typed by st
 Date 1/20/78
 cc for _____

*Note any change in condition since last inspection such as: seepage; erosion; deterioration of materials; cracks; method of operation; use of flashboards; etc.

7301098

Inspection by REStephenson
 Date of inspection 12/16/77
 Date of report 12/21/77
 Photos taken? Yes No

Irrigating at Night

Our customers are asked to irrigate primarily at night, when feasible. That practice reduces unnecessary evaporation and conserves water. This can be easily accomplished with irrigation timers. However, there may be some unique circumstances under which irrigating during the day could be necessary, including the following examples:

- 1) When applying insecticides or fertilizers through an irrigation system (for example, using a systemic pesticide for Asian Citrus Psyllids, as recommended by the University of California). In this case, safety procedures may require application during daytime to allow better visibility and to prevent harm to people or wildlife.
- 2) While most irrigation timers are programmed to apply water weekly, some plants require deep soaking only once per month in the summer. In this case, early morning or late evening soaking could be considered.

In these and other cases, daytime irrigation should be timed for early in the morning or later in the day to the extent possible.

Replacement Storage Tank

One of MOWD's current projects is the replacement of 750,000 gallons of storage (in two tanks) with a single 750,000 gallon tank. This project is underway and is in the design stage. However, the soils under the tank site are problematic and this could take more time to resolve. The tank could conceivably be constructed by next fall, but that is not likely due to the tight schedule.

This tank would improve our ability to meet peak demands, provided such peaks were associated with a short-term spike in our demand, such as that which could occur if many irrigators decided to irrigate on the same day.

Web Site

As part of its drought emergency plan, the District will post information and links on its web site, meinersoakswater.org.

As a small agency, MOWD does not have the resources to hire a water conservation coordinator or other staff to manage this Drought Contingency Plan.

Billing Software

The District's current billing software will not allow us to use tiered rates as developed herein. Tiered rates are commonly used by water utilities to encourage water conservation. MOWD's Board authorized the expenditure of approximately \$65,000 to upgrade our billing and accounting software. The old program was outdated and limited in what it could do even in the absence of drought. The new program will provide

spectral accelerations. The results of the analysis are presented on a data sheet included in Appendix B.

Fault Rupture

The subject lot is not located within a State of California designated fault hazard zone. No faults are mapped crossing through the site on a regional geology map by Dibblee. Therefore, the potential for fault rupture below the building sites is considered low.

Tsunami and Seiche

Due to the subject site's higher elevation and location away from any large bodies of water (i.e. oceans, lakes or reseviors), the potential for a tsunami or seiche hazard is low at the subject site.

Landslides

The proposed tank sites are not plotted in an area of required investigation for earthquake-induced landslides on the Seismic Hazard Zones map of the Matilija Quadrangle (CGS, 2002b, see the attached Seismic Hazard Zones Map in Appendix A). There are no identified landslides or rockfalls either on or trending into tank sites. Therefore, the potential for landsliding hazards at the subject site is low.

Liquefaction

The site is not mapped in a zone of required investigation for liquefaction (CGS, 2002b, see the attached Seismic Hazard Zones Map in Appendix A). Although groundwater is estimated to be greater than 40 feet deep based on CGS, 2002b, perched groundwater was encountered in many of our test pits within the existing fill soils. Therefore, the potential for liquefaction at the subject site is considered low and no mitigative measures are thought necessary.

Flooding

The site is not located within a 100- or 500-year flood zone as recognized by Ventura County, (1994). If one of the on-site tanks ruptured, then localized flooding would occur.

SOIL CONDITIONS

1. Evaluation of the subsurface in the general areas of the proposed tanks indicates that soils are generally artificial fill overlying Sespce Formation bedrock (fill thickness varies from 0 to greater than 18 feet). The artificial fill consists of loose to medium dense clayey silty sand with gravel to silty clayey sand with some gravel, cobbles, and boulders. The fill contains

zones of debris including asphaltic concrete, concrete, metal, piping, glass, plastic, and other construction debris. Some of the boulders, asphaltic concrete, and concrete are up to 4 feet in size. The Sespe Formation bedrock consists of moderately dense to dense interbedded sandstones and siltstones. Testing indicates that anticipated bearing soils lie in the "very low" expansion range of Table 1805.4.2 of the 2007 Ventura County Building Code.

2. Groundwater was encountered within the existing fill soils in numerous test pits during the subsurface exploration.
3. It appears that soils can be cut by normal heavy grading equipment.
4. Samples for near-surface soils were tested for pH, resistivity, soluble sulfates, and soluble chlorides. Testing indicates that anticipated bearing soils lie within the "negligible" sulfate exposure range in Table 4.3.1 in ACI 318, Section 4.3. Hence, special concrete designs to combat sulfate attack do not appear necessary. A soil resistivity measurement indicates that the soil is "moderately corrosive" to ferrous metals. The test results provided in Appendix B should be provided to the project designers for their interpretations pertaining to the corrosivity or reactivity of various construction materials (such as concrete and piping) with the soils.

CONCLUSIONS AND RECOMMENDATIONS

Based on the test pits excavated, the proposed tank site is underlain by undocumented artificial fill that includes miscellaneous debris. As observed, compaction of this fill is below the normally accepted minimum standard of 90% relative compaction. The thickness of the fill could not be determined in all areas because of limitations of the equipment. Near the north sides of the proposed tanks, the fill appears to be only about 4 feet thick. Near the south side of the westernmost tank the fill is about 13.5 feet thick, but near the south side of the easternmost tank the fill was not penetrated by test pits 10 feet and 18 feet deep.

Our understanding is that the tank to be replaced is distressed because of differential settlement. Our test pits indicate that the fill on the north side of that tank is thin (a few feet at most) but on the south side of that tank the fill is about 13.5 feet thick. It appears that the fill was compressed by the weight of the water filled tank (estimated to develop about 1,500 psf pressure on the ground). Because the depth of the fill is differential across the tank, the settlement occurred differentially. The differential settlement seems to attest to the compressibility of the undocumented fill.

It can be assumed that similar performance will occur if the new tanks are built in the locations explored because significant differential depths of fill were found from one side of the a tank to another.

There are a variety of options to mitigate the potential settlement. These methods include: removing the undocumented fill from the tank pads areas and replacing it as properly compacted and certified fill, surcharging the tank pad areas to pre-compress the undocumented fill, and placing the tanks on pile supported mat foundations. A fourth method is using rammed aggregate piers to support the tanks. A fifth method is to modify the fill in place by compaction grouting to improve its compression characteristics.

Removing the undocumented fill and replacing it with compacted and certified fill is most the common, and typically lowest cost way to remediate this type of problem soil. For the proposed tanks, the fill should be removed down to bedrock to a distance beyond a tank equal to the depth to bedrock. Because the backcut should be sloped at a minimum of 1 horizontal to 1 vertical, the top of the backcut will be a distance from the edge of a proposed tank equal to two times the depth of removal. In addition, the differential depth of uncertified fill should be reduced by undercutting the shallow bedrock side of the tank pad a minimum of 5 feet below finish pad grade. While simple in concept, it may be difficult to achieve this grading in the field because of the proximity of existing adjacent water tanks. The existing tanks appear likely to interfere with the lateral extent of the removals and deep removal close to the existing tanks could destabilize them. There is the added problem of groundwater within the undocumented fill so the site would need to be dewatered to allow grading. The water would need to be drained or pumped out of the soil and it can be anticipated that the removed soils will require drying before they can be placed and compacted.

Surcharging may be viable option. A surcharge is usually a pile of soil placed in a pad area, and whose weight is at least equal to, but typically larger than, the proposed construction weight. The larger the weight of the surcharge, the quicker the soil will compress and the more assurance there will be that settlement under the ultimate construction weight will be acceptable. To equal the weight of the proposed water tank, the soil would need to be piled about 14 feet high. A surcharge about 20 feet high would be more effective. The time to compress the soil is unknown, but could be several to six months. The lateral extent of the soil surcharge beyond the edges of the proposed tanks would be about a distance equal to the height of the surcharge. The settlement of the ground surface should be monitored to determine when an acceptable amount of compression of the undocumented fill has been achieved. A complication of this option is that

the soil beyond the area being surcharged may also be compressed to some extent, so the existing tanks could be adversely affected and that would need to be evaluated.

A pile supported mat foundation would be a structural option. Piles could be driven to bear on the bedrock. Assuming piles on 8-foot centers, there would need to be about 40 piles with each carrying about 100,000 pounds of load. If the piles were to be placed on about 10-foot centers, there would need to be about 25 piles with each carrying about 160,000 pounds. The length of the piles would vary across the tanks to conform to the depth to bedrock. The thickness of the structural mat foundation that would cap the piles would need to be determined by a structural engineer, but an about 18-inch thick mat is probably required. With this option it would only be necessary to grade the upper few feet of a tank pad.

Rammed aggregate piers (RAP's) are another option. RAP's are used to improve the soil bearing capacity and to reduce settlement potential. They are constructed by drilling holes (in this case to bedrock) and incrementally filling the holes with aggregate base that is rammed into place. The result is dense columns of aggregate base that can support significant load. For a tank, RAP's would be constructed on equal spacing throughout and perhaps to some extent beyond the edges of the proposed tanks. RAP's are a specialty contractor item. The contractor would need to determine the feasibility of RAP's in this application and provide a design. The design is related to the depth, spacing, and diameter of RAP's. Groundwater and large debris in the fill may be a complication in implementing this option.

Compaction grouting can improve the compression and strength characteristics of the soil. The grouting is done by driving grout tubes into or through the soft soils, and pumping a stiff grout out the bottom of the tubes. The tubes are retracted a few feet and the pumping is repeated. This process produces irregular columns of grout in the soil that displace and compress the surrounding soil. This method works best in soils that can drain freely, such as sands, and poorest in soils with restricted drainage, such as clays. For the compaction to occur, there needs to be enough soil overburden to confine the soils, otherwise the soils are lifted but not compressed. When the soil cover is reduced to less than about 10 feet, compaction grouting becomes progressively less effective. For the subject water tanks, compaction grouting may be of limited value because of a lack of overburden under much of the proposed tank pad areas.

Before any of these options can be thoroughly evaluated, the site should be drilled, relatively undisturbed samples gathered, and laboratory tests performed.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The analysis and recommendations submitted in this report are based in part upon the data obtained from the pits excavated on the site. The nature and extent of variations between and beyond the pits may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

The scope of our services did not include any environmental assessment or investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater or air, on, below, or around this site. Any statements in this report or on the soil test pit logs regarding odors noted, unusual or suspicious items or conditions observed, are strictly for the information of our client.

Findings of this report are valid as of this date; however, changes in conditions of a property can occur with passage of time whether they be due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur whether they result from legislation or broadening of knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of 1 year.

In the event that any changes in the nature, design, or location of the proposed water tanks, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

This report is issued with the understanding that it is the responsibility of the Owner, or of his representative to insure that the information and recommendations contained herein are called to the attention of the Architect and Engineers for the project and incorporated into the plan and that the necessary steps are taken to see that the Contractor and Subcontractors carry out such recommendations in the field.

As the Geotechnical Engineers for this project, Earth Systems Southern California strives to provide our services in accordance with the generally accepted geotechnical engineering practices in this community at this time. No warranty or guarantee is expressed or implied. This report was prepared for the exclusive use of the homeowner and their authorized agents.

FIELD STUDY

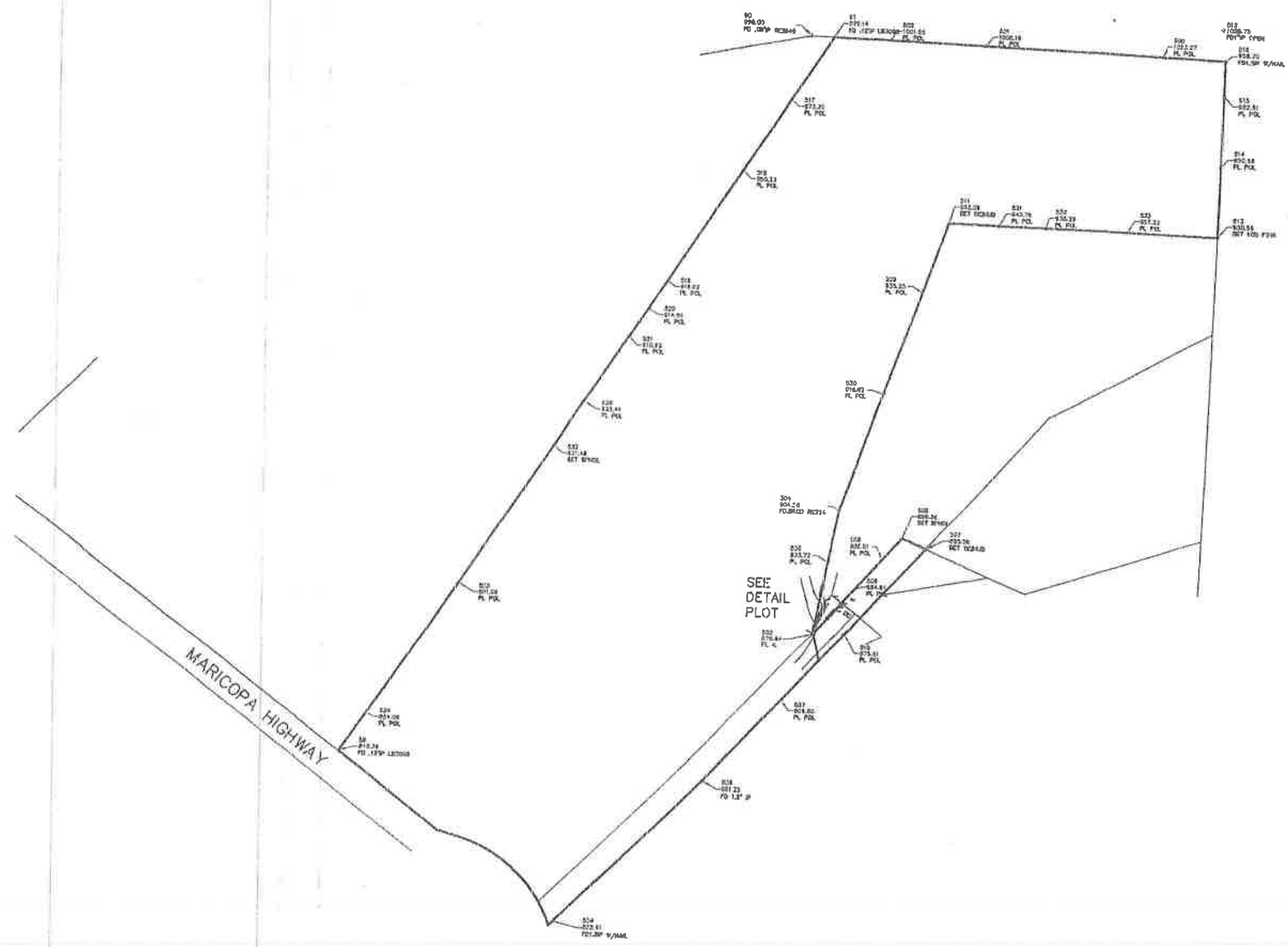
- A. On January 31, 2008, three test pits (TP-1, 2, and 3) were excavated with a backhoe in the general area of the proposed tanks to depths of 3.5, 4, and 4 feet below the existing ground surface to observe the soil/bedrock profile and to obtain samples for laboratory analysis. Groundwater was encountered in two of the test pits (TP-1 and TP-3) at depths of about 2 to 3.5 feet within existing artificial fill soils, therefore, additional test pits (as discussed below) were required to define the depth of the existing artificial fill.

On March 11, 2008, three additional test pits (TP-4, 5, and 6) were excavated with a subcontracted backhoe in the general area of the proposed tanks to depths of 4, 7, and 10 feet below the existing ground surface to observe the soil/bedrock profile and to obtain samples for laboratory analysis. Groundwater was encountered in two of the test pits (TP-5 and TP-6) at depths of about 3 to 8 feet within existing artificial fill soils, therefore, additional test pits (as discussed below) were required to define the depth of the existing artificial fill.

On September 17, 2008, two additional test pits (TP-7 and 8) were excavated with a subcontracted backhoe in the general area of the proposed tanks to depths of 13 and 14 feet below the existing ground surface to observe the soil/bedrock profile and to obtain samples for laboratory analysis. Groundwater was encountered in one of the test pits (TP-8) at a depth of about 13 feet within existing artificial fill soils.

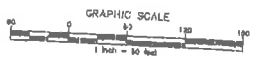
- B. Samples were obtained within the test pits with a Modified California (M.C.) ring sampler (ASTM D 3550 with shoe similar to ASTM D 1586). The M.C. sampler has a 3-inch outside diameter and a 2.37-inch inside diameter. The samples were obtained by driving the sampler with a lightweight hand operated slide hammer and/or pushing the sampler with the backhoe bucket.
- C. Bulk samples of the soils encountered were gathered from the excavation cuttings.
- D. The final logs of the test pits represent our interpretations of the contents of the field logs and the results of laboratory testing performed on the samples obtained during the subsurface study. The final logs are included in this Appendix.

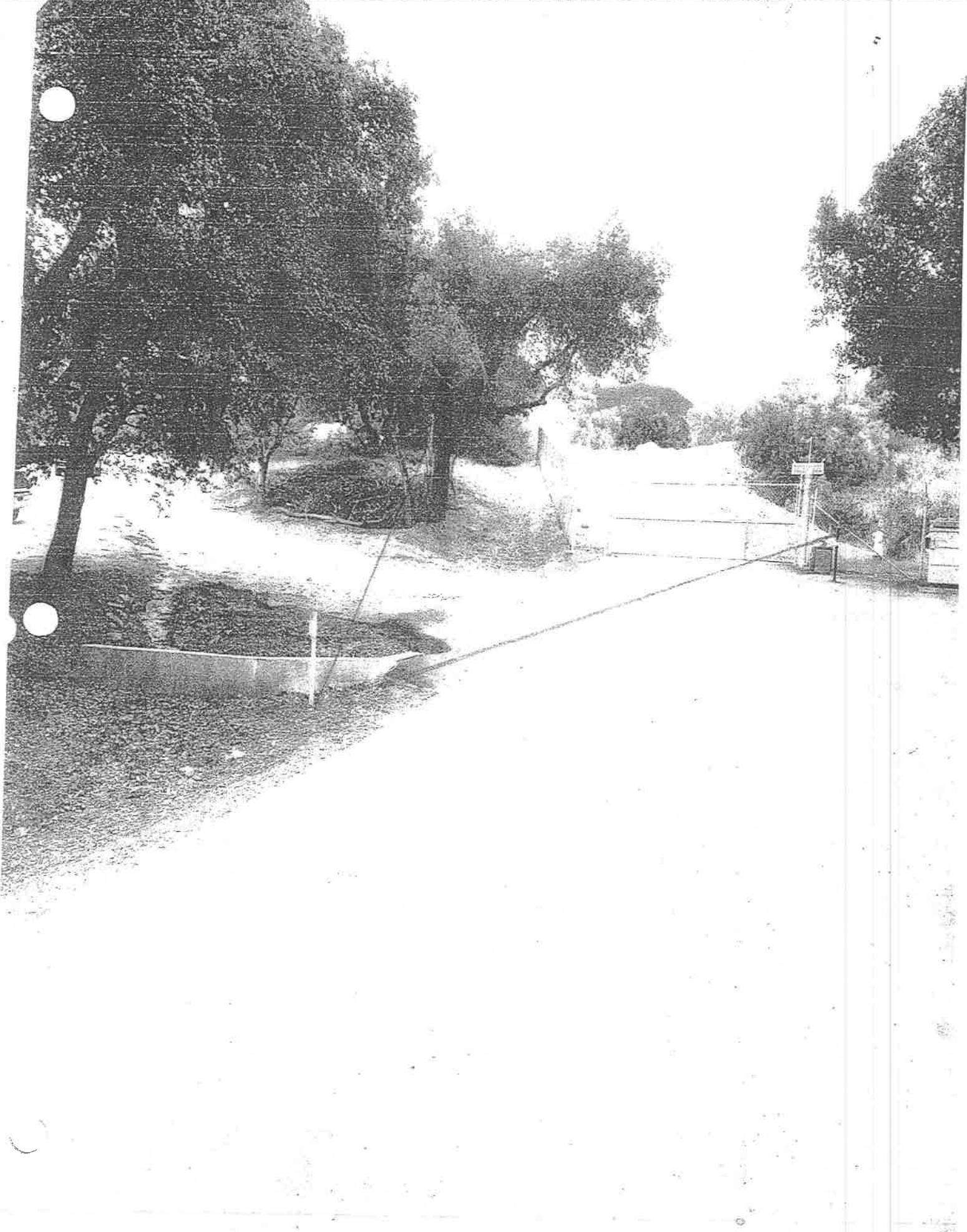
111

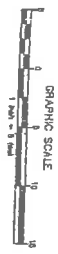
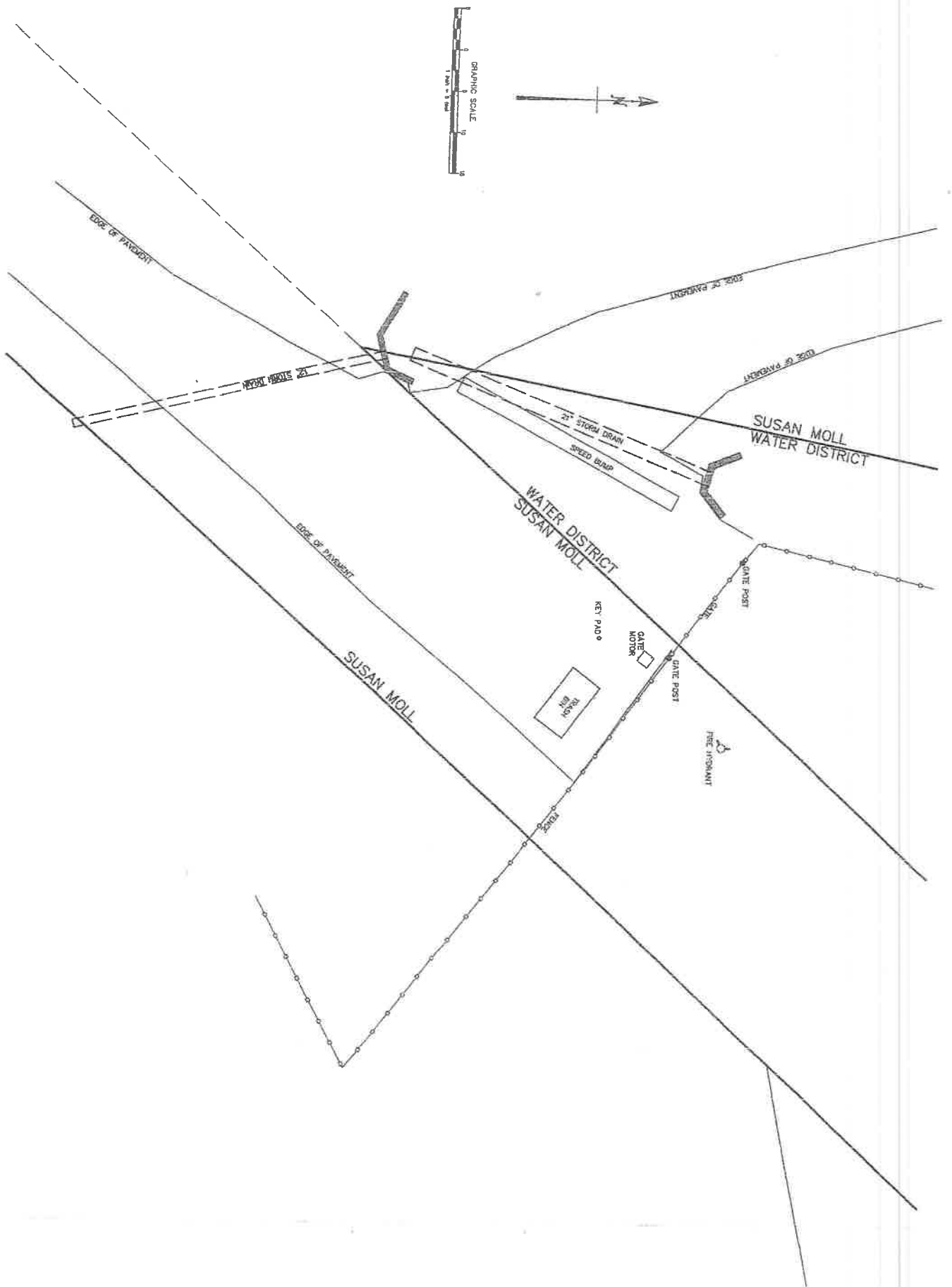


MARICOPA HIGHWAY

SEE
DETAIL
PLOT







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Sent from my iPhone

On Jan 21, 2017, at 3:44 PM, Susan Mill <susanmoll1@aol.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: "Larry Frager" <larryf@bcsurvey.com>
Date: January 19, 2017 at 9:27:32 AM PST
To: "Susan Moll" <susanmoll1@aol.com>
Subject: Maricopa Hwy

Susan,

Attached is a pdf of the topographic survey at the driveways.
I have also attached a picture of the area with the approximate location of the property lines drawn on it.

Larry Frager
Benner and Carpenter, Inc.
506 E. Main Street
Santa Paula, CA
805-525-3396
larryf@bcsurvey.com

<DRIVEWAYS.pdf>

<17009 TOPO.pdf>

From: Larry Frager <larryf@bcsurvey.com>

To: 'Zachary Card' <zacharycard@icloud.com>

Cc: cassandrajcard <cassandrajcard@gmail.com>; 'susanmoll1@aol.com' <susanmoll1@aol.com>

Subject: RE: Maricopa Hwy

Date: Mon, Jan 23, 2017 9:28 am

Attachments: 2800 MARICOPA HWY.pdf (50K)

Attached is a plot of the points we found or set for the property.
Call me to discuss.

Larry Frager
Benner and Carpenter, Inc.
506 E. Main Street
Santa Paula, CA
805-525-3396
larryf@bcsurvey.com

From: Zachary Card [<mailto:zacharycard@icloud.com>]

Sent: Sunday, January 22, 2017 8:27 AM

To: larryf@bcsurvey.com

Cc: cassandrajcard@gmail.com; susanmoll1@aol.com <susanmoll1@aol.com>

Subject: Re: Maricopa Hwy

Hi Larry,

My name is Zac Card and I am Susan Moli's partner. We were very confused by the information you provided below.

We would like you to provide the following:

1. A complete survey of her entire property showing all existing markers found, and all of the new markers you placed, I understand you set several of them.
2. We need to be crystal clear about how much of our property is behind the water district's fence.
3. Please clarify the difference between the surveys.
3. We would like to set up a brief call with you after receiving the information requested.

Please let me know if you have any immediate questions and thank you in advance for the complete survey.

Zac

Zachary A. Card | Vice President | Lic. [01717802](#)
CBRE | Retail Advisory & Transaction Services
[1840 Century Park East, Suite 900 | Los Angeles, CA 90067](#)

Benner and Carpenter, Inc.

506 East Main Street
Santa Paula, CA 93060
(805)525-3396

Invoice

Number: 12531

Date: February 09, 2017

Bill To:

Susan Moll
2800 Maricopa Highway
Ojai, CA 93023

Send To:

PO Number	Terms	Job #	Project
	Due Upon Receipt	17-009	Ojai

Description	Hours	Rate	Amount
APN 010-0-102-290, 2800 MARICOPA HIGHWAY, PARCEL 2, 21 PM 81, OJAI Professional Surveying Services thru 1/31/17: Preliminary office research and calcs, and mark property corners - OUT-OF-ORIGINAL-SCOPE: Topo driveway at Water Dist. fence area & plot shots - Two Man Field Crew Senior Designer-Computer			2,000.00
	2.00	235.00	470.00
	2.00	145.00	290.00
Total			\$2,760.00

Interest of 1 1/2% per month (annual rate of 18%) will be charged on past due accounts.

Mr. Hollebrands: Yea and it was minor it was just something that could turn into something major so it was just a concern and I wanted to bring it to her attention. But I don't recall getting an email from you recently.

Ms. Moll: Well I just sent it to the same email that I sent my title report to. I just looked at the old email when I forwarded the old title report and the easements, and that's the one that I sent it to.

Mr. Hollebrands: Ok well, I'm sorry about that I frequently check my junk mail too and I didn't see it in there.

Mr. Krumpschmidt: Does this map/photograph pertain to this topic? What is it trying to show us?

Mr. Neilson: That is for the Executive Session

Ms. Moll said "What?" in reference to the executive session statement

Mr. Kentosh: We have something called Executive session which is where we talk without the public being present and with our attorney, and I guess he's decided that this being a right of way issue that is where it gets talked about. Right of way negotiations are something that gets talked about in closed session.

Mr. Harrold: So when is the survey being done?

Ms. Moll: Now see that's another thing, since I gave my copy of the title report and all the easement information that was on my title report and that was going to be sent off to the attorney, I asked him can I have a copy of your survey since you already have 2 of them and I will give you a copy when I finally get mine completed so that we are totally in sync and I also even hired the same surveyor to show good faith and if I have a question with it, I'm trying to be really fair and wanting to show how much I am trying to work with you, you know, and I want to do the right thing.

Mr. Neilson: You can put it on the agenda for next month

Mr. Kentosh: Well it seems like maybe we should discuss it in open session first.

Mr. Neilson: No let's discuss it in closed session and then put this on the agenda for next month to talk more about it.

Ms. Moll: Can I have one more comment, please?

Mr. Kentosh: sure

Ms. Moll: I just wanted you to know that because of the call in, and the complaint to the County, what's happened is I have had to have people come in and go through my entire property including things that were done before I even purchased the property, and I am having to rip out the toilet and everything in the guest house up at the top of the property that he had put in and removing a lot of things that have nothing to do with even the AG building. Like really anything that isn't up to code and is really costing me thousands and thousands of dollars because of this complaint when I don't know if it's really in that person's job description to be scrutinizing me so much. As a new neighbor, it just makes me feel like I have no privacy and I felt like maybe there was even a little bit of intimidation going on and you are such a powerful group of people to me. I say that because it is my only way to get water, it's my only way you know. That's all I'm saying.

Mr. Neilson: Ojai has a reputation or sort of a blood sport for reporting your neighbors. I don't know who reported you; the county will never tell...Ms.

Moll interrupted: I know. I know who did because it wasn't redacted ok, I



Lawyers Title Company
 2751 Park View Court, Suite 241
 Oxnard, CA 93036
 Phone: (805) 484-2701
 Fax: (805) 987-1759

G

LINDSAY NIELSON LAW OFFICE
 845 E. Santa Clara
 Ventura, CA 93001

Attn: Lindsay Nielson

Title Officer: Tom Lerette--So
 email: tu29@ltic.com
 Phone No.: (805) 484-2701
 Fax No.: (805) 278-7320
 File No.: 417290767

Your Reference No: Meiners Oaks Water Company

Property Address: Maricopa Road, California

PRELIMINARY REPORT

Dated as of March 29, 2017 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Lawyers Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company.**

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

Preliminary Report

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE AS TO PARCELS 1, 2, 3 AND 4, AND AS EASEMENT AS TO PARCELS 1A AND 1B

Title to said estate or interest at the date hereof is vested in:

MEINERS OAKS WATER DISTRICT, formerly known as MEINERS OAKS COUNTY WATER DISTRICT

The land referred to herein is situated in the County of Ventura, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

All that certain real property situated in the County of Ventura, State of California, described as follows:

PARCEL 1:

A PART OF LOT 3, SECTION 3, TOWNSHIP 4 NORTH, RANGE 23 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN LOT 3 AND LOT 2 OF SECTION 3 AS DESCRIBED, THE SAME BEING A 1 1/2" IRON PIPE MARKED "RE 3649", SET IN CONCRETE AND MARKING THE NORTHEAST CORNER OF LANDS OF WILLIAM J. FRY, ET UX. IN SAID LOT 3 AS DESCRIBED IN A DEED RECORDED IN BOOK 634 AT PAGE 631, OFFICIAL RECORDS OF VENTURA COUNTY (FROM THE POINT OF BEGINNING A 1 1/2" IRON PIPE BEARS NORTH 0° 36' WEST 341.79 FEET DISTANT, AND 1" IRON PIPE BEARS SOUTH 0° 36' LAST 109.38 FEET DISTANT, THENCE FOLLOWING THE LINE BETWEEN LANDS OF FRY AND HANTGIN,

1ST - SOUTH 58° 56' WEST 230.08 FEET TO A 1 1/2" IRON PIPE MARKED "RE 3649"; THENCE: FOLLOWING SAID PROPERTY LINE:

2ND - SOUTH 39° 56' WEST 222.84 FEET TO A POINT, FROM WHICH A 1 1/2" IRON PIPE AT THE TERMINATION OF A COURSE IN THE PROPERTY LINE BETWEEN FRY AND HANTGIN BEARS SOUTH 39° 56' WEST 401.21 FEET DISTANT; THENCE:

3RD - NORTH 69°31' WEST 103.53 FEET TO AN IRON PIPE MARKED "RE 224"; THENCE: → 224

4TH - NORTH 15° 13' EAST 383.20 FEET TO AN IRON PIPE SIMILARLY MARKED; THENCE:

5TH - NORTH 89° 24' EAST 335.20 FEET TO AN IRON PIPE SIMILARLY MARKED AND SET IN THE LINE BETWEEN SAID LOTS 3 AND 2 AS DESCRIBED; THENCE FOLLOWING THE LINE COMMON TO SAID LOTS,

6TH - SOUTH 0° 36' EAST 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1 A:

ALSO: A RIGHT OF WAY AND EASEMENT FOR ACCESS, AND FOR ALL THE PURPOSES OF A ROAD, INCLUDING THE LAYING, MAINTENANCE AND OPERATION OF WATER PIPES, VALVES, AND ALL APPURTENANCES THERETO AND ELECTRIC AND TELEPHONE LINES, OVER A STRIP OR PARCEL OF LAND UNIFORMLY 30 FEET WIDE, AND EXTENDING. IN ITS ENTIRETY FROM THE 3D COURSE OF THE PRECEDING DESCRIPTION TO THE NORTHERLY LINE OF THAT CERTAIN PUBLIC ROAD COMMONLY KNOWN AS "MARICOPA ROAD" AND DESIGNATED AS "STATE HIGHWAY ROUTE 399".

SAID STRIP OR PARCEL OF LAND LYING CONTIGUOUS WITH AND ADJACENT ON THE NORTHWEST TO THE PROPERTY LINE BETWEEN FRY AND HANTGIN, DESCRIBED AS FOLLOWS:

BEGINNING AT TERMINUS OF THE 2ND COURSE OF THE 2.105 ACRE TRACT DESCRIBED HEREINBEFORE, THENCE FOLLOWING THE NORTHWESTERLY LINE OF SAID LANDS OR WILLIAN J. FRY BY THE FOLLOWING 2 COURSES:

1ST - SOUTH 39° 56" 401.21 FEET, TO A 1 1/2" IRON PIPE, 3 THENCE,

2ND - SOUTH 42° 48' WEST 252.61 FEET MORE OR LESS TO A 1 1/2" IRON PIPE SET IN THE NORTHEASTERLY RIGHT OF WAY OF THE PUBLIC ROAD AS HEREINBEFORE DESCRIBED.

THE GRANTEE TO ERECT AND MAINTAIN A GATE AT THE HIGHWAY RIGHT OF WAY, AND A GATE AT THE ENTRY TO THE 2.105 ACRE PARCEL DESCRIBED IN THE BEGINNING

← gate location

PARCEL 1 B:

ALSO: A RIGHT OF WAY AND EASEMENT FOR A PIPE LINE OR PIPELINES OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED STRIP OR PARCEL OF LAND:

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 THE 30 FOOT EASEMENT PRECEDING THIS, TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OR STATE HIGHWAY ROUTE 399, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

Quitclaimed
BACK TO
Moll
Property

BEGINNING, AT A POINT ON THE WEST LINE OF THE 30FOOT ROAD EASEMENT AS HEREIN DESCRIBED WHICH POINT IS DISTANT SOUTH 85° 45' WEST 44.03 FEET FROM A 1 1/2" IRON PIPE SET AT THE TERMINUS OF THE FIRST COURSE OF EASEMENT I AS PREVIOUSLY DESCRIBED, THENCE:

1ST - SOUTH 85° 45' WEST 349.13 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY ROUTE 399.

PARCEL 2:

A PART OF LOT 3, OF SECTION 3, TOWNSHIP 4 NORTH RANGE 23 WEST S.B.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2" IRON PIPE MARKED "RE 224", AND SET AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT OR PARCEL OF LAND AS CONVEYED BY GORGE HANTGIN TO MEINERS OAKS COUNTY WATER DISTRICT BY DEED DATED JENA 12, 1950, RECORDED IN BOOK 937, AT PAGE 51, OFFICIAL RECORDS OF VENTURA COUNTY, THENCE, FOLLOWING THE WESTERLY LINE OF SAID 2.105 ACRE PARCEL OF LAND;

1ST - NORTH 15° 13' EAST 383.20 FEET TO A 1" IRON PIPE SIMILARLY MARKED SET AT THE NORTHWESTERLY CORNER OF SAID 2.105 ACRE PARCEL OF LAND; THENCE,

2ND - SOUTH 17° 27' WEST 382.11 FEET TO A POINT; THENCE,

3RD - SOUTH 8° 37' 05" WEST 157.57 FEET TO A POINT; THENCE, FOLLOWING THE NORTHWESTERLY LINE OF A CERTAIN 30 FOOT RIGHT OF WAY, AS DESCRIBED IN SAID DEED FROM HANTGIN TO MEINERS OAKS COUNTY WATER DISTRICT;

4TH - NORTH 39° 56' EAST 163.46 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE 2.105 ACRE PARCEL OF LAND AS DESCRIBED, THENCE FOLLOWING THE SAID SOUTHERLY LINE;

5TH - NORTH 69° 31' WEST 71.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF LOT 3 SECTION 3 TOWNSHIP 4 NORTH RANGE 23, WEST SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE BETWEEN LOT 3 AND LOT 2 OF SECTION 3 AS DESCRIBED, THE SAME BEING A 1 1/2" IRON PIPE MARKED "RE 3649", SET IN CONCRETE, AND MARKING THE NORTHEAST CORNER OF LANDS OR WILLIAM J. FRY, ET UX, IN SAID LOT 3, AND AS SAME IS

DESCRIBED IN A DEED RECORDED IN BOOK 634, AT PAGE 631 OFFICIAL RECORDS OF VENTURA COUNTY; THENCE, FOLLOWING THE EAST LINE OF LOT 3,

1ST - SOUTH 0° -36' EAST 258.23 FEET TO A 5/8" IRON PIPE, THENCE,

2ND - SOUTH 69° 55' WEST 229.60 FEET TO AN IRON PIPE MARKED "RE 224", THENCE,

3RD - NORTH, 69° 31' WEST 135.79 FEET TO A POINT ON THE PROPERTY LINE BETWEEN FRY AND HANTGIN, THENCE, FOLLOWING SAID PROPERTY LINE,

4TH - NORTH 39° 56' EAST 222.84 FEET TO A 1 1/2" IRON PIPE MARKED "RE 3649" THENCE,

5TH - NORTH 58° 56' EAST 230.08 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A TRIANGULAR PARCEL OF LAND IN LOT 3, SECTION 3 TOWNSHIP 4 NORTH RANGE 22 WEST SAN BERNARDINO BASE AND MERIDIAN, AS FOLLOWS:

BEGINNING AT THE TERMINUS OF THE 3RD COURSE OF THE DESCRIPTION OF A CERTAIN 1.44 ACRE PARCEL OF LAND IN LOT 3, AS CONVEYED TO MEINERS OAKS COUNTY WATER DISTRICT BY DEED DATED JANUARY 23, 1950, AND RECORDS IN BOOK 930 AT PAGE 394 OFFICIAL RECORDS OF VENTURE COUNTY, THENCE FOLLOWING THE WESTERLY LINE OF THE GRANTORS;

1ST - SOUTH 30° 56' WEST 77.66 FEET TO A POINT, THENCE;

2ND - NORTH 77° 04' 36" EAST 135.78 FEET TO POINT ON THE SOUTHERLY LINE OR THE 1.44 ACRE PARCEL OF LAND AS DESCRIBED IN THE BEGINNING, THENCE FOLLOWING SAID LINE;

3RD - NORTH 69° 31' WEST 87.50 FEET TO THE POINT OF BEGINNING.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
- B. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.: 010-0-102-090
 Fiscal Year: 2016-2017
 TAXES NOT ASSESSED

- 1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Rancho Ojai Mutual Water Company
 Purpose: pipes, pipe lines, dams, ditches, reservoirs, reservoir sites, water distribution systems
 Recording Date: February 28, 1934
 Recording No: Book 259, Page 197 Official Records
 Affects: said land

- 2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Hugo C. Boorse and Gerda Winner Boorse
 Purpose: water lines
 Recording Date: May 6, 1941
 Recording No: Book 634, Page 631 Official Records
 Affects: portion of said land

BARNARD (portion)
 MOLL (portion)

- 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: George Hantgin
 Purpose: pipe lines
 Recording Date: April 25, 1952
 Recording No: Book 1063, Page 116 Official Records
 Affects: portion of said land

Moll's property

- 4. Water rights, claims or title to water, whether or not disclosed by the public records,
- 5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

AS A WATER CO. you would expect them to have this Insured need complete Report.

* Moll has a 6" line going IN TO HER PROPERTY. only a 2" line to her meets where is the other 4"?

6. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

ON RECORDED
AGREEMENT

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

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 9.21 day of November 19 50

RECORDED AT REQUEST OF
Meiners Oaks Water District
 AT 2.5 MIN. PAST 2:00 PM.
 OFFICIAL RECORDS VENTURA COUNTY
 APR 25 1952
 BOOK 1063 PAGE 116
 JOHN D. LEE, RECORDER
 FEES \$ 1.70, FOLIO 5

MEINERS OAKS COUNTY WATER DISTRICT

Joe Hantgin Pres
James E. Lee Secy

STATE OF CALIFORNIA,

County of Ventura

On this 10th day of November A. D. 19 50 before me,

a Notary Public in and for said County and State, personally appeared

Joe Hantgin

known to me to be the

for his office, Meiners Oaks County Water District

the Commission expires on _____, and I have examined the original and certified copies of the Certificate of Incorporation and the Charter of the Corporation herein named, and acknowledged to me that such documents authorized the above.

My Notary Commission expires on _____, and I have examined the original and certified copies of the Certificate of Incorporation and the Charter of the Corporation herein named, and acknowledged to me that such documents authorized the above.

My Notary Commission expires on _____, and I have examined the original and certified copies of the Certificate of Incorporation and the Charter of the Corporation herein named, and acknowledged to me that such documents authorized the above.

My Notary Commission expires on _____, and I have examined the original and certified copies of the Certificate of Incorporation and the Charter of the Corporation herein named, and acknowledged to me that such documents authorized the above.

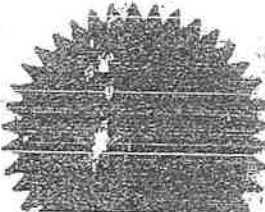


Exhibit A

MOUND
DEED

I



1 tract described hereinbefore, thence following the Northwestern
 2 line of said lands of William J. Fry by the following 2 courses
 3 1st - South 39° 56' West 401.21 feet, to a 1 1/2" iron pipe,
 4 thence,
 5 2nd - South 42° 43' West 252.61 feet more or less to a 1 1/2"
 6 iron pipe set in the Northeasterly right of way of the
 7 public road as hereinbefore described.

8 Easement II
 9 Also: A right of way and easement for a pipe line or pipelines
 10 over, under, across and through the following described strip
 or parcel of land:

11 A strip or parcel of land, uniformly 4 feet wide, 2 feet on
 12 each side of the following described center line and extending
 13 in its entirety from the Westerly line of the 30 foot easement
 14 preceding this, to the Northeasterly line of the Right of Way
 15 of State Highway Route 399, said center line being described
 16 as follows:
 17 Beginning at a point on the West line of the 30foot road ease-
 18 ment as herein described, which point is distant South 85° 45'
 West 44.03 feet from a 1 1/2" iron pipe set at the terminus of the
 19 first course of Easement I as previously described, thence:
 20 1st - South 85° 45' West 349.13 feet to an intersection with the
 21 Northerly Right of Way line of the State Highway Route
 22 399.

23 Dated: January 31, 1950.

George S. Hantgin

24 State of California }
 25 County of Ventura } ss.

26 On the 31st day of January, 1950, before me, the
 27 undersigned, a Notary Public in and for said County and State,
 28 personally appeared GEORGE S. HANTGIN, known to me to be the person
 29 whose name is subscribed to the within instrument and acknowledged
 30 that he executed the same.

31 WITNESS my hand and official seal.

10912

32 RECORDED AT REQUEST OF
Hunter & Co.
 AT 10 MIN. PAST 3 P.M.

Notary Seal
 NOTARY PUBLIC in and for said
 County and State

JUN 12 1950
 REC. 937
 VENTURA COUNTY, CALIFORNIA
 J. H. ...
 REC. CLERK

George S. Hantgin

Title 14. California Code of Regulations
**Chapter 3. Guidelines for Implementation of the
California Environmental Quality Act**

Article 19. Categorical Exemptions

Sections 15300 to 15333

15300. Categorical Exemptions

Section 21084 of the Public Resources Code requires these Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.1. Relation to Ministerial Projects

Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, categorical exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed as a finding by the Secretary for Resources that such an activity is discretionary.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.2. Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d 190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464

Discussion: In *McQueen v. Mid-Peninsula Regional Open Space* (1988) 202 Cal. App. 3d 1136, the court reiterated that categorical exemptions are construed strictly, shall not be unreasonably expanded beyond their terms, and may not be used where there is substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

Public Resources Code Section 21084 provides several additional exceptions to the use of categorical exemptions. Pursuant to that statute, none of the following may qualify as a categorical exemption: (1) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a scenic highway (this does not apply to improvements which are required as mitigation for a project for which a negative declaration or EIR has previously been adopted or certified; (2) a project located on a site included on any list compiled pursuant to Government Code section 65962.5 (hazardous and toxic waste sites, etc.); and (3) a project which may cause a substantial adverse change in the significance of a historical resource.

15300.3. Revisions to List of Categorical Exemptions

A public agency may, at any time, request that a new class of categorical exemptions be added, or an existing one amended or deleted. This request must be made in writing to the Office of Planning and Research and shall contain detailed information to support the request. The granting of such request shall be by amendment to these Guidelines.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.4. Application By Public Agencies

Each public agency shall, in the course of establishing its own procedures, list those specific activities which fall within each of the exempt classes, subject to the qualification that these lists must be consistent with both the letter and the intent expressed in the classes. Public agencies may omit from their implementing procedures classes and examples that do not apply to their activities, but they may not require EIRs for projects described in the classes and examples in this article except under the provisions of Section 15300.2.

15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - (2) 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.
- (f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;
- (g) New copy on existing on and off-premise signs;
- (h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- (i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;
- (j) Fish stocking by the California Department of Fish and Game;
- (k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are

not otherwise exempt,
(l) Demolition and removal of individual small structures listed in this subdivision;

(1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.

(2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

(3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.

(4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(m) Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.

(n) Conversion of a single family residence to office use.

(o) Installation, in an existing facility occupied by a medical waste generator, of a steam sterilization unit for the treatment of medical waste generated by that facility provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

(p) Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084, Public Resources Code; *Bloom v. McGurk* (1994) 26 Cal.App.4th 1307.

Discussion: This section describes the class of projects wherein the proposed activity will involve negligible or no expansion of the use existing at the time the exemption is granted. Application of this exemption, as all categorical exemptions, is limited by the factors described in section 15300.2. Accordingly, a project with significant cumulative impacts or which otherwise has a reasonable possibility of resulting in a significant effect does not qualify for a Class 1 exemption.

15302. Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

(a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

(c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

15303. New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.
- (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.
- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- (f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21084 and 21084.2, Public Resources Code.

Discussion: This section describes the class of small projects involving new construction or conversion of existing small structures. The 1998 revisions to the section clarify the types of projects to which it applies. In order to simplify and standardize application of this section to commercial structures, the reference to occupant load of 30 persons or less contained in the prior guideline was replaced by a limit on square footage. Subsection (c) further limits the use of this exemption to those commercial projects which have available all necessary public services and facilities, and which are not located in an environmentally sensitive area.

15304. Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:

- (a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a

waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.

- (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.
- (c) Filling of earth into previously excavated land with material compatible with the natural features of the site;
- (d) Minor alterations in land, water, and vegetation on existing officially designated wildlife management areas or fish production facilities which result in improvement of habitat for fish and wildlife resources or greater fish production;
- (e) Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc;
- (f) Minor trenching and backfilling where the surface is restored;
- (g) Maintenance dredging where the spoil is deposited in a spoil area authorized by all applicable state and federal regulatory agencies;
- (h) The creation of bicycle lanes on existing rights-of-way.
- (i) Fuel management activities within 30 feet of structures to reduce the volume of flammable vegetation, provided that the activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation of surface waters. This exemption shall apply to fuel management activities within 100 feet of a structure if the public agency having fire protection responsibility for the area has determined that 100 feet of fuel clearance is required due to extra hazardous fire conditions.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

Discussion: This section describes the class of projects involving minor alterations to the land. The 1998 revision to the section specified that this exemption applies to fuel management activities which will not impact threatened or endangered species or result in significant erosion or sedimentation.

15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;
- (b) Issuance of minor encroachment permits;
- (c) Reversion to acreage in accordance with the Subdivision Map Act.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15306. Information Collection

Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15307. Actions by Regulatory Agencies for Protection of Natural Resources

Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. Examples include but are not limited to wildlife preservation activities of the State Department of Fish and Game. Construction activities are not included in this exemption.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15308. Actions by Regulatory Agencies for Protection of the Environment

Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code; *International Longshoremen's and Warehousemen's Union v. Board of Supervisors*, (1981) 116 Cal. App. 3d 265.

Discussion: This section reflects the ruling in *International Longshoremen's and Warehousemen's Union v. Board of Supervisors*, (1981) 116 Cal. App. 3d 265. That decision ruled that the use of categorical exemption Class 8 was improper for a change in a county air pollution rule that allowed a doubling of the emissions of oxides of nitrogen. The court followed the ruling in *Wildlife Alive v. Chickering*, (1976) 18 Cal. 3d 190 that provided that where there is a reasonable possibility that a project or activity may have a significant effect on the environment, an exemption is improper.

15309. Inspections

Class 9 consists of activities limited entirely to inspections, to check for performance of an operation, or quality, health, or safety of a project, including related activities such as inspection for possible mislabeling, misrepresentation, or adulteration of products.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15310. Loans

Class 10 consists of loans made by the Department of Veterans Affairs under the Veterans Farm and Home Purchase Act of 1943, mortgages for the purchase of existing structures where the loan will not be used for new construction and the purchase of such mortgages by financial institutions. Class 10 includes but is not limited to the following examples:

(a) Loans made by the Department of Veterans Affairs under the Veterans Farm and Home Purchase Act of 1943.

(b) Purchases of mortgages from banks and mortgage companies by the Public Employees Retirement System and by the State Teachers Retirement System.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15311. Accessory Structures

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

(a) On-premise signs;

(b) Small parking lots;

(c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15312. Surplus Government Property Sales

Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

(a) The property does not have significant values for wildlife habitat or other environmental purposes, and

(b) Any of the following conditions exist:

(1) The property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or

(2) The property to be sold would qualify for an exemption under any other class of categorical exemption in these Guidelines; or

(3) The use of the property and adjacent property has not changed since the time of purchase by the public agency.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

Discussion: In *McQueen v. Midpeninsula Regional Open Space District* (1988) 202 Cal. App. 3d 1136,

exemptions must comply with the "specific terms" of the exemption which are to be narrowly construed.

15313. Acquisition of Lands for Wildlife Conservation Purposes

Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes including (a) preservation of fish and wildlife habitat, (b) establishing ecological reserves under Fish and Game Code Section 1580, and (c) preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15314. Minor Additions to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15315. Minor Land Divisions

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15316. Transfer of Ownership of Land in Order to Create Parks

Class 16 consists of the acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition or contains historical or archaeological resources and either:

- (a) The management plan for the park has not been prepared, or
- (b) The management plan proposes to keep the area in a natural condition or preserve the historic or archaeological resources. CEQA will apply when a management plan is proposed that will change the area from its natural condition or cause substantial adverse change in the significance of the historic or archaeological resource.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21084, 21083.2, and 21084.1, Public Resources Code.

Discussion: In *McQueen v. Midpeninsula Regional Open Space District* (1988) 202 Cal. App. 3d 1136, the court ruled that the taking or acquiring property "as-is" does not constitute a "natural condition" when there is substantial evidence in the record that hazardous waste has been upon it.

15317. Open Space Contracts or Easements

Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area. The cancellation of such preserves, contracts, interests, or easements is not included and will normally be an action subject to the CEQA process.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15318. Designation of Wilderness Areas

Class 18 consists of the designation of wilderness areas under the California Wilderness System.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15319. Annexations of Existing Facilities and Lots for Exempt Facilities

Class 19 consists of only the following annexations:

(a) Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

(b) Annexations of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

Discussion: The exemption under subsection (a) is not allowed if it is foreseeable that utility services would extend into the annexed parcels and have the potential to serve a greater capacity than existing uses. The exemption is also unavailable if "unusual circumstances" under Section 15300.2(c) are found. For example, in *City of Santa Clara v. LAFCO of Santa Clara County*, (1983) 139 Cal. App. 3d 923, the court found that unusual circumstances existed when the annexing city's general plan called for the newly annexed parcels to eventually become residential and industrial rather than the pre-zoned agricultural use. The unusual circumstances arose from the inconsistency between the pre-zoned agricultural use and the general plan's designated land use and thus precluded the use of this categorical exemption.

15320. Changes in Organization of Local Agencies

Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to:

(a) Establishment of a subsidiary district;

(b) Consolidation of two or more districts having identical powers;

(c) Merger with a city of a district lying entirely within the boundaries of the city.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15321. Enforcement Actions by Regulatory Agencies

Class 21 consists of:

(a) Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. Such actions include, but are not limited to, the following:

(1) The direct referral of a violation of lease, permit, license, certificate, or entitlement for use or of a general rule, standard, or objective to the Attorney General, District Attorney, or City Attorney as appropriate, for judicial enforcement;

(2) The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.

(b) Law enforcement activities by peace officers acting under any law that provides a criminal sanction;

(c) Construction activities undertaken by the public agency taking the enforcement or revocation action are not included in this exemption.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

Discussion: The exemption for law enforcement activities by peace officers acting under any law that provides a criminal sanction is based largely on the rationale explained by the court in *Pacific Water Conditioning Association v. City Council*, (1977) 73 Cal. App. 3d 546. There the court noted that enforcement actions are taken long after the public agency, or possibly the State Legislature, has exercised its discretion to set standards governing a certain kind of activity.

15322. Educational or Training Programs Involving No Physical Changes

Class 22 consists of the adoption, alteration, or termination of educational or training programs which involve no physical alteration in the area affected or which involve physical changes only in the interior of existing school or training structures. Examples include but are not limited to:

(a) Development of or changes in curriculum or training methods.

(b) Changes in the grade structure in a school which do not result in changes in student transportation.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15323. Normal Operations of Facilities for Public Gatherings

Class 23 consists of the normal operations of existing facilities for public gatherings for which the

facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. Facilities included within this exemption include, but are not limited to, racetracks, stadiums, convention centers, auditoriums, amphitheaters, planetariums, swimming pools, and amusement parks.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

Discussion: This section clarifies what is meant by the term "a past history of the facility being used for the same kind of purpose." The section relates the concept of past history to public expectations for use of the facility in the future. Where the facility has been used for a particular purpose for several years and people expect the use to continue in the future, continuation of that use would not represent a change in the environmental conditions. For example, if a county fair had included a stock car racing meet for each of three consecutive years, people living in the area would have come to expect that the county fair would involve stock car racing in the future. Continuing racing activity would not represent a substantial change in the environment from what people had come to expect. However, in *Lewis v. 17th District Agricultural Ass'n* (1985) 165 Cal. App. 3d 823, the court found that the existence of residential areas near a racetrack constituted "unusual circumstances" (Guidelines section 15300.2 (c)) which removed the racing activity from the exemption. Additionally, the court found that imposing mitigation measures to offset the possible significant adverse change in the environment caused by the activity will not cause the exemption to be applicable unless the mitigation measures result in the elimination of the possibility of a significant adverse change in the environment. The decision to allow stock car racing at a county fair in the first place could well call for some kind of CEQA analysis before starting that activity. Once the activity has been established, however, continuing the activity does not represent a change, and absent a significant change in the use and absent the existence of unusual circumstances. Concerning what are considered normal operations of facilities for public gatherings see *Campbell v. Third District Agricultural Association* (1987) 195 Cal.App. 3d 115.

15324. Regulations of Working Conditions

Class 24 consists of actions taken by regulatory agencies, including the Industrial Welfare Commission as authorized by statute, to regulate any of the following:

- (a) Employee wages,
- (b) Hours of work, or
- (c) Working conditions where there will be no demonstrable physical changes outside the place of work.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15325. Transfers of Ownership of Interest In Land to Preserve Existing Natural Conditions and Historical Resources

Class 25 consists of the transfers of ownership of interests in land in order to preserve open space, habitat, or historical resources. Examples include but are not limited to:

- (a) Acquisition, sale, or other transfer of areas to preserve the existing natural conditions, including plant or animal habitats.
- (b) Acquisition, sale, or other transfer of areas to allow continued agricultural use of the areas.

(c) Acquisition, sale, or other transfer to allow restoration of natural conditions, including plant or animal habitats.

(d) Acquisition, sale, or other transfer to prevent encroachment of development into flood plains.

(e) Acquisition, sale, or other transfer to preserve historical resources.

(f) Acquisition, sale, or other transfer to preserve open space or lands for park purposes.

Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

15326. Acquisition of Housing for Housing Assistance Programs

Class 26 consists of actions by a redevelopment agency, housing authority, or other public agency to implement an adopted Housing Assistance Plan by acquiring an interest in housing units. The housing units may be either in existence or possessing all required permits for construction when the agency makes its final decision to acquire the units.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15327. Leasing New Facilities

(a) Class 27 consists of the leasing of a newly constructed or previously unoccupied privately owned facility by a local or state agency where the local governing authority determined that the building was exempt from CEQA. To be exempt under this section, the proposed use of the facility:

(1) Shall be in conformance with existing state plans and policies and with general, community, and specific plans for which an EIR or Negative Declaration has been prepared;

(2) Shall be substantially the same as that originally proposed at the time the building permit was issued;

(3) Shall not result in a traffic increase of greater than 10% of front access road capacity; and

(4) Shall include the provision of adequate employee and visitor parking facilities.

(b) Examples of Class 27 include, but are not limited to:

(1) Leasing of administrative offices in newly constructed office space;

(2) Leasing of client service offices in newly constructed retail space;

(3) Leasing of administrative and/or client service offices in newly constructed industrial parks.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15328. Small Hydroelectric Projects at Existing Facilities

Class 28 consists of the installation of hydroelectric generating facilities in connection with existing dams, canals, and pipelines where:

(a) The capacity of the generating facilities is 5 megawatts or less;

(b) Operation of the generating facilities will not change the flow regime in the affected stream, canal, or pipeline including but not limited to:

(1) Rate and volume of flow;

(2) Temperature;

(3) Amounts of dissolved oxygen to a degree that could adversely affect aquatic life; and

(4) Timing of release.

(c) New power lines to connect the generating facilities to existing power lines will not exceed one mile in length if located on a new right of way and will not be located adjacent to a wild or scenic river;

(d) Repair or reconstruction of the diversion structure will not raise the normal maximum surface elevation of the impoundment;

(e) There will be no significant upstream or downstream passage of fish affected by the project;

(f) The discharge from the power house will not be located more than 300 feet from the toe of the diversion structure;

(g) The project will not cause violations of applicable state or federal water quality standards;

(h) The project will not entail any construction on or alteration of a site included in or eligible for inclusion in the National Register of Historic Places; and

(i) Construction will not occur in the vicinity of any endangered, rare, or threatened species.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15329. Cogeneration Projects at Existing Facilities

Class 29 consists of the installation of cogeneration equipment with a capacity of 50 megawatts or less at existing facilities meeting the conditions described in this section.

(a) At existing industrial facilities, the installation of cogeneration facilities will be exempt where it will:

(1) Result in no net increases in air emissions from the industrial facility, or will produce emissions lower than the amount that would require review under the new source review rules applicable in the county, and

(2) Comply with all applicable state, federal, and local air quality laws.

(b) At commercial and institutional facilities, the installation of cogeneration facilities will be exempt if the installation will:

(1) Meet all the criteria described in subdivision (a);

(2) Result in no noticeable increase in noise to nearby residential structures;

(3) Be contiguous to other commercial or institutional structures.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public

Resources Code.

15330. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.

Class 30 consists of any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less.

(a) No cleanup action shall be subject to this Class 30 exemption if the action requires the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses, or the action involves the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.6, except for small scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District. All actions must be consistent with applicable state and local environmental permitting requirements including, but not limited to, off-site disposal, air quality rules such as those governing volatile organic compounds and water quality standards, and approved by the regulatory body with jurisdiction over the site.

(b) Examples of such minor cleanup actions include but are not limited to:

(1) Removal of sealed, non-leaking drums or barrels of hazardous waste or substances that have been stabilized, containerized and are designated for a lawfully permitted destination;

(2) Maintenance or stabilization of berms, dikes, or surface impoundments;

(3) Construction or maintenance or interim of temporary surface caps;

(4) Onsite treatment of contaminated soils or sludges provided treatment system meets Title 22 requirements and local air district requirements;

(5) Excavation and/or offsite disposal of contaminated soils or sludges in regulated units;

(6) Application of dust suppressants or dust binders to surface soils;

(7) Controls for surface water run-on and run-off that meets seismic safety standards;

(8) Pumping of leaking ponds into an enclosed container;

(9) Construction of interim or emergency ground water treatment systems;

(10) Posting of warning signs and fencing for a hazardous waste or substance site that meets legal requirements for protection of wildlife.

Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

15331. Historical Resource Restoration/Rehabilitation.

Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

Discussion: This section establishes an exemption for projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources, provided that the activity meets published federal standards for the treatment of historic properties. These federal standards describe means of preserving, rehabilitating, restoring, and reconstructing historic buildings without adversely affecting their historic significance. Use of this exemption, like all categorical exemptions, is limited by the factors described in section 15300.2 and is not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.

15332. In-Fill Development Projects.

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

Discussion: This section is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Application of this exemption, as all categorical exemptions, is limited by the factors described in section 15300.2.

15333. Small Habitat Restoration Projects.

Class 33 consists of projects not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife provided that:

- (a) There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065,
- (b) There are no hazardous materials at or around the project site that may be disturbed or removed, and
- (c) The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) Examples of small restoration projects may include, but are not limited to:
 - (1) revegetation of disturbed areas with native plant species;

(2) wetland restoration, the primary purpose of which is to improve conditions for waterfowl or other species that rely on wetland habitat;

(3) stream or river bank revegetation, the primary purpose of which is to improve habitat for amphibians or native fish;

(4) projects to restore or enhance habitat that are carried out principally with hand labor and not mechanized equipment.

(5) stream or river bank stabilization with native vegetation or other bioengineering techniques, the primary purpose of which is to reduce or eliminate erosion and sedimentation; and

(6) culvert replacement conducted in accordance with published guidelines of the Department of Fish and Game or NOAA Fisheries, the primary purpose of which is to improve habitat or reduce sedimentation.

Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

A. D. EDMONSTON
STATE ENGINEER
CHIEF OF DIVISION

EARL WARREN
GOVERNOR OF CALIFORNIA

K
H. PURCELL
DIRECTOR

STATE OF CALIFORNIA
Department of Public Works
SACRAMENTO

ADDRESS REPLY TO
DIVISION OF WATER RESOURCES
PUBLIC WORKS BUILDING
P. O. Box 1079
SACRAMENTO 8

March 15, 1936

Mr. John A. Dron
Weiners Oaks County Water District
Midley Road
Ojai, California

768

C
O
P
Y

Dear Mr. Dron:

Our attention has recently been directed to your proposed dam to be constructed in an unnamed stream tributary to Ventura River within the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 3, T 4 N, R 23 W, SBB & K.

Although this dam will be under the jurisdiction of the State Engineer as to safety, as evidenced by your application for that purpose, your attention is also directed to Division 2 of the Water Code which provides for filing an application to appropriate water to be stored behind the dam.

One set of application forms and of township plats, together with the latest copy of our Rules, Regulations and Information Pertaining to Appropriation of Water in California, is being forwarded under separate cover for this latter purpose.

Very truly yours,

A. D. EDMONSTON, STATE ENGINEER

Harrison Millerum
Supervising Hydraulic Engineer

MEMORANDUM TO W. H. HOLMES

Meiners Oaks Dam No. 768

Conference with Mr. John A. Dron March 15, 1950

By J. V. Spielman

I met Mr. Dron at Ojai to discuss his application and plans for this dam.

1. Fee. Mr. Dron said that he had mailed the balance of the fee.

2. Section of Dam. I believe this section is adequate for the type of soil he will use. He has incorporated a sand and gravel drainage layer under the downstream portion at my suggestion. His location of cutoff he considered tentative and subject to change in the field after stripping the site. As he believes the sandstone ledge is quite tight the cutoff trench should be founded on it as far as possible.

He said he intended to partially face the upstream slope with asphalt for wave action. A note to that effect was suggested.

3. Soil Tests. I talked both to Mr. Dron and Walter Loban regarding the tests the latter made. The test was made according to the highway standard. I believe this is about 40,000 f.p. per c.f. of compaction energy. The test indicates that for an I.S.P.R. of 300 p.s.i. a dry density of 119 p.c.f. is necessary. I am assuming a specific gravity of 2.65 to get this. Mr. Loban said he might get some new equipment soon and he would then run a specific gravity determination. For the present I suggested to Mr. Dron that he specify a dry weight of 119 p.c.f. This may be difficult to obtain.

4. Outlet. Mr. Dron agreed to incase the outlet in concrete with some longitudinal bars and the pipe will be reinforced for the reservoir head.

5. Spillway. I am attaching a "Ventura" quad sheet to show the location of the dam. The drainage area stated of 12.7 acres is probably about correct. As you pointed out, the 5 foot freeboard provided will absorb 5" of rainfall on the area; therefore any reasonable size of spillway would be satisfactory. I suggested a rectangular concrete box spillway 5' high which would have less chance of getting plugged up than the proposed pipe. You suggested a side channel entrance into the storm drain but there is always a danger of the ditch discharging into the reservoir. Also he wants a road around the reservoir which would interfere with the side channel entrance.

See Dron's
letter of
March 17th.
Noting the
fee would be
paid in about
a few days
with 3/24/50

Dam No. 768 Application Filed August 8, 1977
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 on forms which will be furnished upon request.

I, Dean Cobb of 202 West El Roblar Ojai, California
Name of individual signing application Address
County of Ventura State of California hereby make application for the approval of
plans and specifications for the ~~repair~~ alteration of HEINERS OAK COUNTY WATER DISTRICT dam and reservoir.
(Strike out one) Name of dam and reservoir
The owner of the dam and reservoir is HEINERS OAK COUNTY WATER DISTRICT
Name of owner
of 202 West El Roblar Ojai County of Ventura State of California
Address

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 Agent
Agent, Lessee, Trustee, Engineer, etc.

Location of Dam

1. The dam is in Ventura County, in the NW 1/4, Sec. 3, Tp. 4 N, R. 23W, S.B. B. & M.
and is located on unnamed stream tributary to Ventura River
Creek, river or watershed Creek or river
1. Tri Ventura R

Description of Proposed Work

Not
NP
DW
8/11/77

2. Type of dam earth
Concrete arch or gravity, earth, rockfill, etc.
3. Description of work contemplated 36" CMP as explained on plans that you already have.
Use extra sheets or exhibits if necessary

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 Sept 1, 1977 and to be completed by January 1, 1978
Subject to States approval

State of California
 The Resources Agency
 DEPARTMENT OF WATER RESOURCES
 Division of Safety of Dams

TO: Division of Planning
 Water Quality Section
 Room 252-22
 Resources Building
 Attention: Jim Morris
 FROM: Division of Safety of Dams

DATE:

SUBJECT: Notice of
 Application Filed

Name of Dam and Reservoir Meiners Oaks

Application No. 768

On August 8, 1977, Meiners Oaks County Water
 Name of Applicant

District, 202 West El Roblar, Ojai, CA 93023, filed with this

office an application for approval of plans and specifications for
 the alteration of an earth
Const., Enlg., Alt., or Repair

dam to be 29 feet in height, with a storage capacity of
15 acre-feet, at an estimated cost of \$ - -

in NW 1/4 of Sec. 3, T. 4N, R. 23W, SB B&M, on tributary to
Ventura River, in Ventura

County, to be used for storage, regulation
 Purpose

domestic, municipal
 Use

Drainage Area .02 square miles.

Description of Alteration or Enlargement:
 Installation of a 36-inch CMP which will result in lowering the
 maximum storage level.

Gordon W. Dukleth
 Division Engineer
 Division of Safety of Dams

Dam No. 768 Application Filed August 8, 1977
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 on forms which will be furnished upon request.

I, Dean Cobb of 202 West El Roblar Ojai, California
Name of individual signing application Address
County of Ventura State of California, hereby make application for the approval of
plans and specifications for the ~~repair~~ ^{alteration} of MEINERS OAKS COUNTY WATER DISTRICT
(Strike out one) Name of dam and reservoir dam and reservoir.
The owner of the dam and reservoir is MEINERS OAKS COUNTY WATER DISTRICT
Name of owner
of 202 West El Roblar Ojai County of Ventura State of California
Address

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 Agent
Agent, Lessee, Trustee, Engineer, etc.

Location of Dam

1. The dam is in Ventura County, in the NW $\frac{1}{4}$, Sec. 3, Tp. 4 N, R. 23W S.B. B. & M.
and is located on unnamed stream tributary to Ventura River
Creek, river or watershed Creek or river

1. Tri Ventura R
Not in
NF
DW
8-11-77

Description of Proposed Work

2. Type of dam earth
Concrete arch or gravity, earth, rockfill, etc.
3. Description of work contemplated 36" CMP as explained on plans that you already have.
Use extra sheets or exhibits if necessary

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 Sept 1, 1977, and to be completed by January 1, 1978
Subject to States approval

(916) 322-6206

AUG 15 1977

Meiners Oaks County Water District
202 West El Roblar
Ojai, CA 93023

Attention: Mr. Dean Cobb

Gentlemen:

Meiners Oaks Dam and Reservoir, No. 768

We have received the application filed August 8, 1977,
by Meiners Oaks County Water District for approval of
the plans and specifications for the alteration of
Meiners Oaks Dam and Reservoir.

You will be informed of action taken toward approval of
your application by September 12, 1977.

Sincerely,

[Faint signature]

Gordon W. Dukleth
Division Engineer
Division of Safety of Dams

SSMcEwan:no

AUG 19 1977 DW

FILE COPY

SURNAME

<i>[Handwritten initials]</i>	<i>[Handwritten signature]</i> 8/15	<i>[Handwritten signature]</i> 8/16	<i>[Handwritten signature]</i> for Dick L... 8/16
-------------------------------	--	--	--

State of California
The Resources Agency
DEPARTMENT OF WATER RESOURCES
Division of Safety of Dams

TO: Division of Planning
Water Quality Section
Room 252-22
Resources Building
Attention: Jim Morris
FROM: Division of Safety of Dams

DATE: SUBJECT: Notice of
Application Filed

Name of Dam and Reservoir Meiners Oaks
Application No. 768
On August 8, 1977, Meiners Oaks County Water
Name of Applicant
District, 202 West El Roblar, Ojai, CA 93023, filed with this
office an application for approval of plans and specifications for
the alteration of an earth
Const., Enlg., Alt., or Repair
dam to be 29 feet in height, with a storage capacity of
15 acre-feet, at an estimated cost of \$ - -
in NW ¼ of Sec. 3, T. 4N, R. 23W, SB B&M, on tributary to
Ventura River, in Ventura
County, to be used for storage, regulation
Purpose
domestic, municipal
Use

Drainage Area .02 square miles.

Description of Alteration or Enlargement:
Installation of a 36-inch CMP which will result in lowering the
maximum storage level.

Gordon W. Dukleth
Division Engineer
Division of Safety of Dams

Review of Plans and Specifications

Meiners Oak Dam, No. 768

August 26, 1977

By M. I. Zumot

The plan and the Application for Approval of Plans and Specifications for the Alteration of Meiners Oaks Dam, No. 768, filed August 8, 1977, have been reviewed and found to be satisfactory. The dam will be nonjurisdictional because the capacity will be reduced to less than 15 acre-feet.

I recommend that the alteration application to remove Meiners Oaks Dam from State jurisdiction be approved.

MIZumot:rd

9/2/77

SEAN DEBLEY SENDS TO
JANET FAIR

6/27/17



Code Compliance Complaint Form

County of Ventura • Resource Management Agency • Code Compliance Division
800 S. Victoria Ave, Ventura, CA. 93009 • 805 654-2788 • 805 654-5177 Fax

M

Complaint Against

Name: (if known) _____ Owner Tenant

Site Address: (of problem) 2800 Maricopa
(Required)

Location: (nearest cross street) _____

Assessor's Parcel Number: (if known) 0 1 0 - 0 - 1 0 2 - 2 9 0

Property Owner Name: (if different from above) _____

Describe Complaint: (this space has a 500 character limit, if you need more space, please go to the next page)

Non-permitted 2nd dwelling
Property set up for events

Have you noticed any of the following on the subject property, such as recent police activity, vicious dogs, armed or aggressive occupants? No

Yes, explain: _____

Complaining Party

(This information will be kept confidential unless ordered to be released by court order.)

Have you filed a complaint against this party before? Yes No

If yes, how many times, when, and with which departments?

Name: Sean Debley R.E.H.S.

Address: 800 S. Victoria

Telephone: Day: (805) 654-2821 Evening: ()

Email Address: _____

Do you wish to receive copies of correspondence to the offending party? Yes No

Signature of Complainant: _____ Date: 6/27/2017
(Required if submitted by fax or U.S. Mail)

SUBMIT

Anonymous Complaints Will Not Be Investigated

Falat, Janet

CV17-02

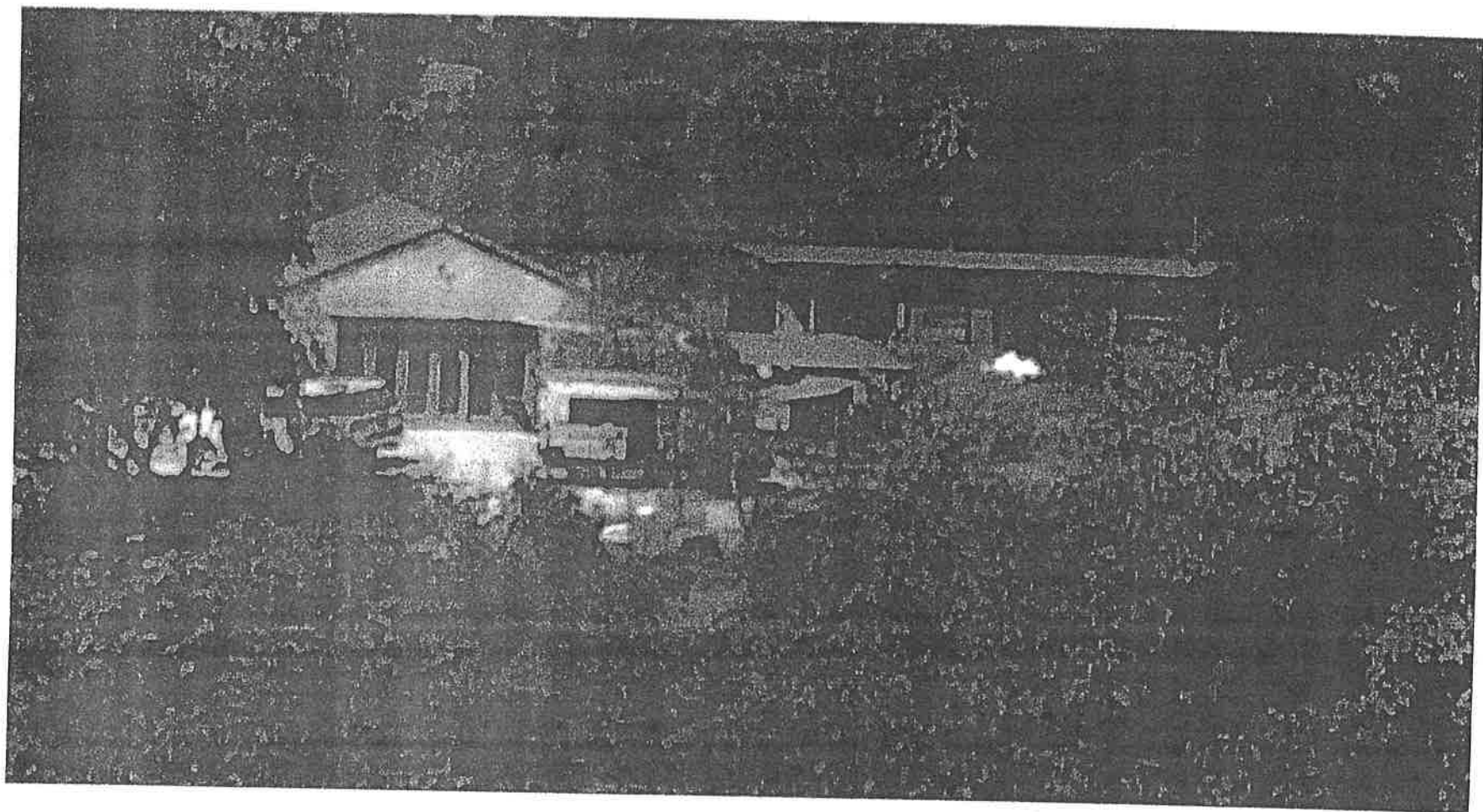
From: Debley, Sean
Sent: Tuesday, June 27, 2017 11:14 AM
To: Falat, Janet
Subject: HMM.

2800 MARICOPA

<https://www.ojaisummerfling.com/june-24-2017/>

010-0-102-290

Sean Debley, R.E.H.S.
Supervising Environmental Health Specialist
Technical Services Section
Ventura County Environmental Health Division
800 S. Victoria Ave.
Ventura, CA 93009-1730
(805) 654-2821 Office
(805) 654-2480 Fax
EHD Website: www.vcrma.org/envhealth/



Falat, Janet

From: Debley, Sean
Sent: Tuesday, June 27, 2017 11:24 AM
To: Falat, Janet
Subject: OJAI VISTA FARM

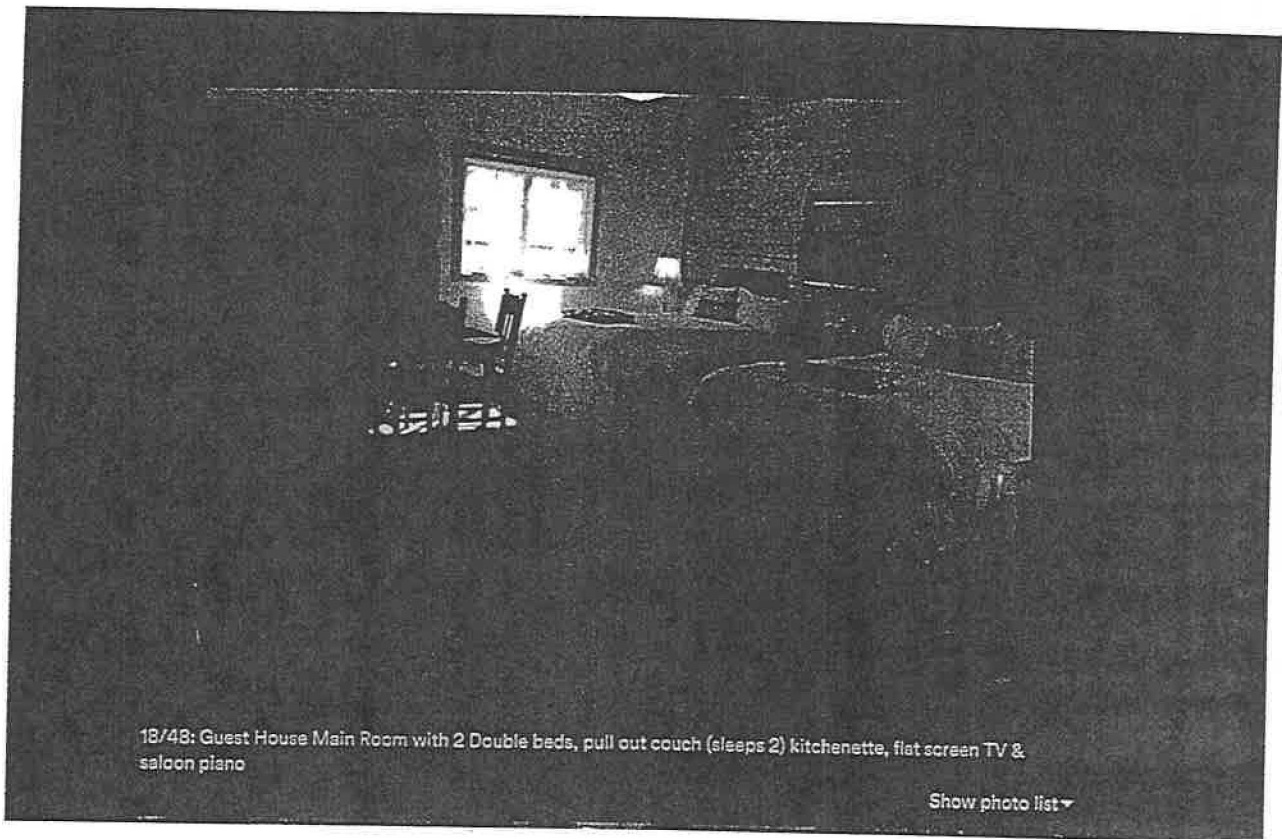
<https://www.airbnb.com/rooms/15706183> - Look at picture 46, I think it shows the "barn" under construction.

Sean Debley, R.E.H.S.
Supervising Environmental Health Specialist
Technical Services Section
Ventura County Environmental Health Division
800 S. Victoria Ave.
Ventura, CA 93009-1730
(805) 654-2821 Office
(805) 654-2480 Fax
EHD Website: www.vcrma.org/envhealth/



15/48: View of Guest House from Private Master Bedroom Patio

[Show photo list](#) ▾



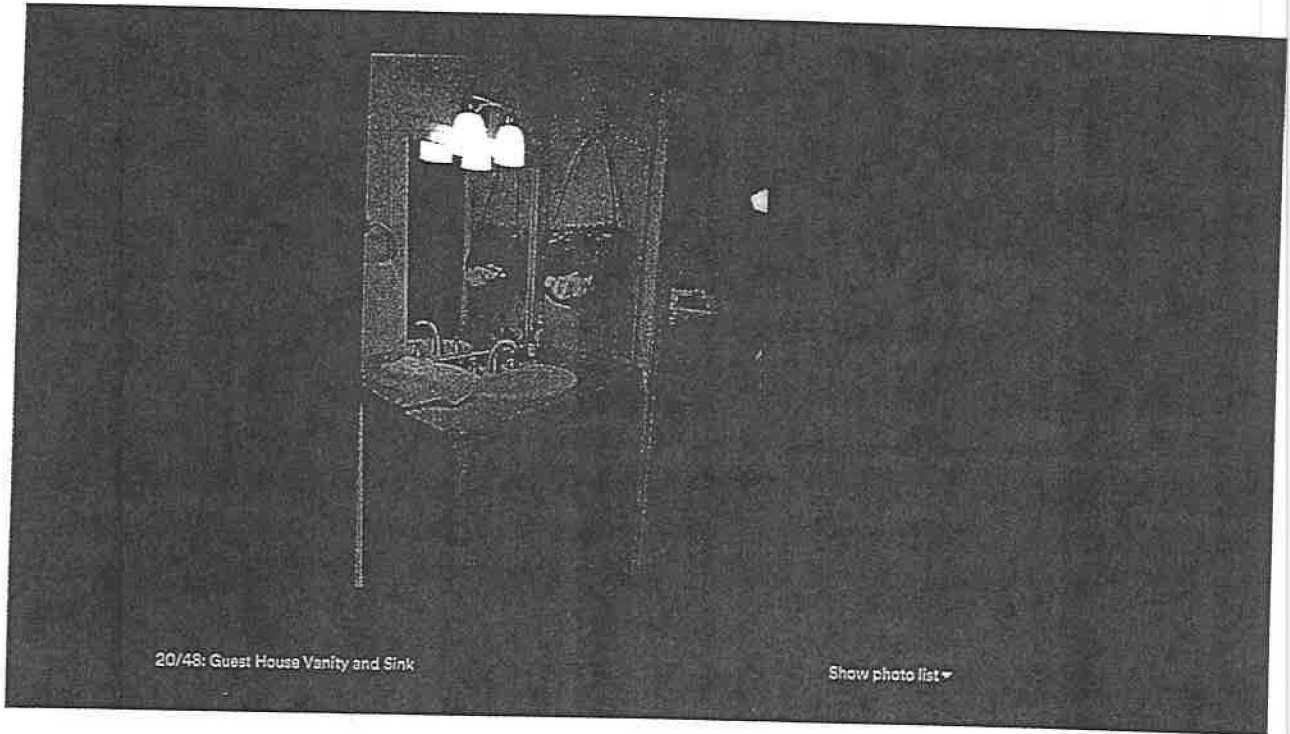
18/48: Guest House Main Room with 2 Double beds, pull out couch (sleeps 2) kitchenette, flat screen TV & saloon piano

[Show photo list](#) ▾



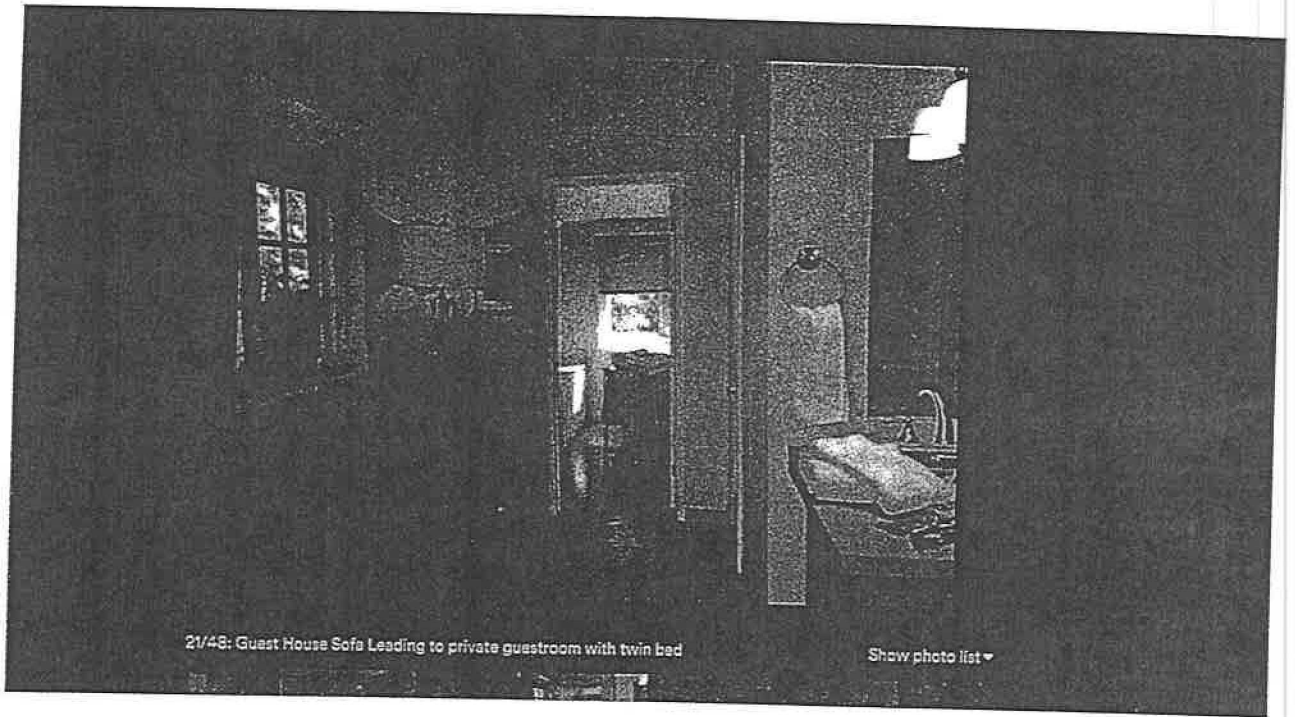
19/48: Guest House w/ Wet Bar and Mini Fridge

Show photo list ▾



20/48: Guest House Vanity and Sink

Show photo list ▾



2148: Guest House Sofa Leading to private guestroom with twin bed

Show photo list ▾



41/48: Vista Courtyard

Show photo list ▾

Complaint Investigation Report Form
VENTURA COUNTY ENVIRONMENTAL HEALTH

SEAN DEBLEY
TURN AROUND
AND TURN SUSAN
INTO CODE
ENFORCE

M

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 HWY
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

RESOURCE MANAGEMENT AGENCY

county of ventura

Environmental Health Division
William C. Stratton
Director

June 2, 2017

Via E-mail: SusanMoll1@aol.com

Susan Moll
Ojai Vista Farm
2800 Maricopa Hwy
Mieners Oaks, CA 93023

RECORDS SEARCH REQUEST: #15602

ADDRESS: 2800 MARICOPA HWY
CITY: MIENERS OAKS

After a thorough search, the Ventura County Environmental Health Division staff cannot identify any records that match your request. Therefore, no copies are provided.



Diana Martinez
Records Search Coordinator
Environmental Health Division

G:\Clerical\Records Search\Moll RSR #15602 No Records Found 06 02 17 doc

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-2813 FAX (805) 654-2480
Internet Web Site Address: www.vcrma.org/envhealth

RECORDS SEARCH REQUEST-Authorization to Release Records

Issued to staff: 5/30/2017

Return by: 6/2/2017

FROM: ~~Gladys Sagastume~~, Diana Martinez ✓

TO: Marilyn + Charles ✓

Site Address: Sanitary District Dump Site
 2800 MARICOPA HWY
 MIERNERS OAKS

RSR #: 15602

APN: 010010209

Time Frame:

Information Requested:

Document Imaged -

(No Authorization needed)

- LUFT (84-5/08)
- LUFT (6/08-Present)
- ISDS (78-12/09)
- Haz Mat Active(84-6/10)
- Haz Mat Inactive(84-5/09)
- UST Inactive(84-5/09)
- UST Operating(84-6/10)
- CS Food Fac. Insp. (1/04-now)
- Solid Waste (1980-2002)
- Land Use (84-12/09)

Not Document Imaged - (dates O/T left column)

- Land Use
- Solid Waste
- ISDS (No Authorization needed)
- Bus. Plan (counter tech print rpt #5605)
- Haz Mat Active
- Haz Mat Inactive
- UST Inactive
- UST Operating
- CS Food Facility
- CS Pool

Other: See Attached

Staff Instructions: The Public Records Act (PRA) requires that EHD send an acknowledgement letter within 10 business days and an additional 14 business days to provide the information. PLEASE RESPOND BY THE "RETURN BY" DATE SHOWN ABOVE.

CHECK THE ITEM(S) THAT APPLY:

1. ___ No records exist either paper or electronic.
2. ___ PAPER records: I reviewed the paper records and authorize access to all PAPER records are: Attached ___ OR located at: File cabinet ___ My desk ___ York ___
3. ___ ELECTRONIC records: Only those electronic records for which the public or the counter tech DO NOT have access, I attached paper copies.

If either #4 or #5 are checked, forward the form to your supervisor/manager.

4. ___ PAPER records are not available "at this time" (e.g. being doc. imaged, staff need files for an inspection, enforcement action, etc.)
5. ___ PAPER records NOT AVAILABLE FOR COPY OR VIEW, ever.

Provide total time spent processing this file request? No ___ Yes ___ Total time ___

Staff Signature: _____ Date: _____

Manager Instructions - If #4 or #5 above are checked, complete the following:

Whether some or ALL records are not available "at this time" or "ever", for each document or section on a page, indicate (highlight in yellow) the information being withheld AND provide the Government Code Section # _____

Manager Signature: _____ Date: _____



Ventura County Environmental Health Division
 800 S. Victoria Ave., Ventura CA 93009-1730
 TELEPHONE: 805/654-2813 or FAX: 805/654-2480
 Internet Web Site Address: www.ventura.org/rma/envhealth

15608

RECORDS SEARCH REQUEST

INSTRUCTIONS TO APPLICANT:

- Information is available online, check the EHD website first at www.vcenvhealth.org before completing a request.
- For records not found on-line, complete one request form for each address/site for which you require information. Address ranges cannot be processed. Site inventory lists are available on our website.
- Complete all of the information requested, including File ID #s, FA #s, or APN #s. These are available from the lists on our web page.
- For answers to frequently asked questions please see our web page.
- Copies (check the box below charges may apply)
- Appointments to view records (check the appropriate box below)
The appointment must be scheduled IN ADVANCE with the Records Search Coordinator.
- Blueprints
Pursuant to the California Health and Safety Code Section 19851, EHD cannot provide copies of blueprints unless you are the owner of the facility or have permission from the certified, licensed, or registered professional who originally signed the blueprints. If you are not the owner, EHD can only allow you to "view" the blueprints.

RECORD SEARCH INFORMATION

SITE INFORMATION	Business Name/Property Owner Sanitary District "Dump site" to Mieners Oaks Water Dist. <i>Approx 1990. Has did this happen? who</i>	
	Street Address 2800 Manicopa Hwy? or RE: (APN: 010010209)	
	City Mieners Oaks CA CUP.? Dump site Clean up?	
TYPE OF INFORMATION REQUESTED	<input checked="" type="checkbox"/> Business Plan (Not available for addresses in Oxnard, Santa Paula or Ventura)	FA #
	<input checked="" type="checkbox"/> Hazardous Waste Producer (Not available for addresses in Oxnard)	FA #
	<input checked="" type="checkbox"/> Underground Storage Tank - Operating Site (Not available for addresses in Oxnard or Ventura)	FA#
	<input checked="" type="checkbox"/> Underground Storage Tank - Closed Site (Not available for addresses in Oxnard or Ventura)	File ID # D
	<input type="checkbox"/> Individual Sewage Disposal System (Septic)	APN #
	<input type="checkbox"/> Food Inspection Report <input type="checkbox"/> Pool Inspection Report	FA#
	<input type="checkbox"/> Other	
CHECK ONE	<input type="checkbox"/> Copy the record(s) not available online <input type="checkbox"/> Appointment to view requested	

REQUESTOR INFORMATION

Name Susan Mall
 Company Name OSAI VISTA FARM
 Street Address 2800 Manicopa Hwy
 City Mieners Oaks State CA Zip 93023
 Telephone Number 310-739-5515 Email SUSANMALL7@AOL.COM
 SIGNATURE [Signature] DATE _____



Ventura County Environmental Health Division
 800 S. Victoria Ave., Ventura CA 93009-1730
 TELEPHONE: 805/654-2813 or FAX: 805/654-2480
 Internet Web Site Address: www.ventura.org/rma/envhealth

RECORDS SEARCH REQUEST

INSTRUCTIONS TO APPLICANT:

1. Information is available online; check the EHD website first at www.vcenvhealth.org before completing a request.
2. For records not found on-line, complete one request form for each address/site for which you require information. Address ranges cannot be processed. Site inventory lists are available on our website.
3. Complete all of the information requested, including File ID #s, FA #s, or APN #s. These are available from the lists on our web page.
4. For answers to frequently asked questions please see our web page.
5. Copies (check the box below, charges may apply)
6. Appointments to view records (check the appropriate box below)
The appointment must be scheduled IN ADVANCE with the Records Search Coordinator.
7. Blueprints
Pursuant to the California Health and Safety Code Section 19851, EHD cannot provide copies of blueprints unless you are the owner of the facility or have permission from the certified, licensed, or registered professional who originally signed the blueprints. If you are not the owner, EHD can only allow you to "view" the blueprints.

RECORD SEARCH INFORMATION

SITE INFORMATION	Business Name/Property Owner <u>Meiners Oaks Water District</u>	
	Street Address <u>2680 Mansueta Hwy</u>	
	City <u>OTAT CA 93023</u>	
TYPE OF INFORMATION REQUESTED	<input type="checkbox"/> Business Plan (Not available for addresses in Oxnard, Santa Paula or Ventura)	FA #
	<input checked="" type="checkbox"/> Hazardous Waste Producer (Not available for addresses in Oxnard)	FA #
	<input checked="" type="checkbox"/> Underground Storage Tank - Operating Site (Not available for addresses in Oxnard or Ventura) <u>TO: WATER TANKS</u>	FA #
	<input type="checkbox"/> Underground Storage Tank - Closed Site (Not available for addresses in Oxnard or Ventura) <u>FROM: Dump site</u>	File ID # D
	<input type="checkbox"/> Individual Sewage Disposal System (Septic) <u>?</u>	APN #
	<input type="checkbox"/> Food Inspection Report <input type="checkbox"/> Pool Inspection Report	FA #
	<input type="checkbox"/> Other	
CHECK ONE	<input checked="" type="checkbox"/> Copy the record(s) not available online <u>All Records</u>	<input type="checkbox"/> Appointment to view requested

REQUESTOR INFORMATION

Name Susan Moll
 Company Name OTAT VISTA FARM
 Street Address 2800 Mansueta Hwy
 City OTAT State CA Zip 93023
 Telephone Number (818) 789-5515 Email SUSANMOLL1@aol.com
 SIGNATURE [Signature] DATE June 29, 2017

7/12/17
 19 Copies to Tina
 (see file of PRRs)

B10 0 102 090

Category

Geographic Layer

Data Field Name

Exists In Parcel

Data Field Value

AB 52 Native Americans - CEQA

Yes

Name

Torres Martinez Desert Cahuilla Indians

Contact

Michael Mirelez - Cultural Resource Coordinator

Address

P.O. Box 1160, Thermal, CA 92274

Phone

(760) 397-0300

Email

mmirelez@tmdci.org

Website

<http://www.torresmartinez.org/>

Name

Barbareno-Ventureno Mission Indians

Contact

Julie Tumamait- Stenslie, Chair

Address

365 North Poli Avenue, Ojai, CA 93023

Phone

Email

Website

<http://mvestuto.wix.com/lulapin>

Aggregate Resources MRZ-2

No

Archaeological Sensitivity

Yes

Type

SENSITIVE - LIKELY TO CONTAIN ARCHAEOLOGICAL SITES

Crop Types

Yes

Commodity

avocado

Commodity

orange

OGGR Wells

No

Eligible Scenic Highways

Yes

Type

Designated State Scenic Highway

Road

Highway 33

Greenbelts

No

Groundwater Basins

Yes

Name

Upper Ventura River

Hiking Trails

No

Historic Resources

No

Important Farmland Inventory

Yes

Type

Unique

Type

Prime

Agricultural Preserves

No



COUNTY OF VENTURA

Resource Management Agency

Code Compliance Division

800 South Victoria Avenue
Ventura, CA 93009
(805) 654-2488, 654-2509 FAX

MEMORANDUM

DATE: 7/6/2017
TO: Jessica Griego (Billing)
FROM: Code Compliance
SUBJECT: New Case - Microsoft Dynamics

Please open in Microsoft Dynamics the following violation:

Violation #: CV17-0254

APN: 010-0-102-290

CCO: Janet Falat

Mailing Address: SUSAN MOLL
2800 MARICOPA HY
OJAI, CA 93023

Property Address: 2800 MARICOPA HY

If you have any questions, please do not hesitate to contact me at 654-2456.

Thank you.

RECORDS SEARCH REQUEST-Authorization to Release Records

Issued to staff: 5/30/2017
FROM: Gladys Sagastume, Diana Martinez
TO: Mariou

Return by: 6/2/2017

Site Address: SANITARY DISTRICT DUMP SITE
2800 MARICOPA HWY
MIERNERS OAKS

RSR #: 15602

APN: 010010209

Time Frame:

Information Requested:

Document Imaged -
(No Authorization needed)

LUFT (84-5/08)
LUFT (6/08-Present)
ISDS (78-12/09)
Haz Mat Active(84-6/10)
Haz Mat Inactive(84-5/09)
UST Inactive(84-5/09)
UST Operating(84-6/10)
CS Food Fac. Insp. (1/04-now)
Solid Waste (1980-2002)
Land Use (84-12/09)

Not Document Imaged - (dates O/T left column)

Land Use
Solid Waste
ISDS (No Authorization needed)
 Bus. Plan (counter tech print rpt #5605)
 Haz Mat Active
 Haz Mat Inactive
 UST Inactive
 UST Operating
CS Food Facility
CS Pool

Other: See Attached

Staff Instructions: The Public Records Act (PRA) requires that EHD send an acknowledgement letter within 10 business days and an additional 14 business days to provide the information. PLEASE RESPOND BY THE "RETURN BY" DATE SHOWN ABOVE.

CHECK THE ITEM(S) THAT APPLY:

- No records exist either paper or electronic.
- PAPER records: I reviewed the paper records and authorize access to all PAPER records are: Attached ___ OR located at: File cabinet ___ My desk ___ York ___
- ELECTRONIC records: Only those electronic records for which the public or the counter tech DO NOT have access, I attached paper copies.

If either #4 or #5 are checked, forward the form to your supervisor/manager.

- PAPER records are not available "at this time" (e.g. being doc. imaged, staff need files for an inspection, enforcement action, etc.)
- PAPER records NOT AVAILABLE FOR COPY OR VIEW, ever.

Provide total time spent processing this file request? No ___ Yes ___ Total time ___

Staff Signature: [Signature] Date: 5-31-17

Manager Instructions - If #4 or #5 above are checked, complete the following:

Whether some or ALL records are not available "at this time" or "ever", for each document or section on a page, indicate (highlight in yellow) the information being withheld AND provide the Government Code Section # _____

Manager Signature: _____ Date: _____

Complaint Investigation Report Form
VENTURA COUNTY ENVIRONMENTAL HEALTH

M

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.

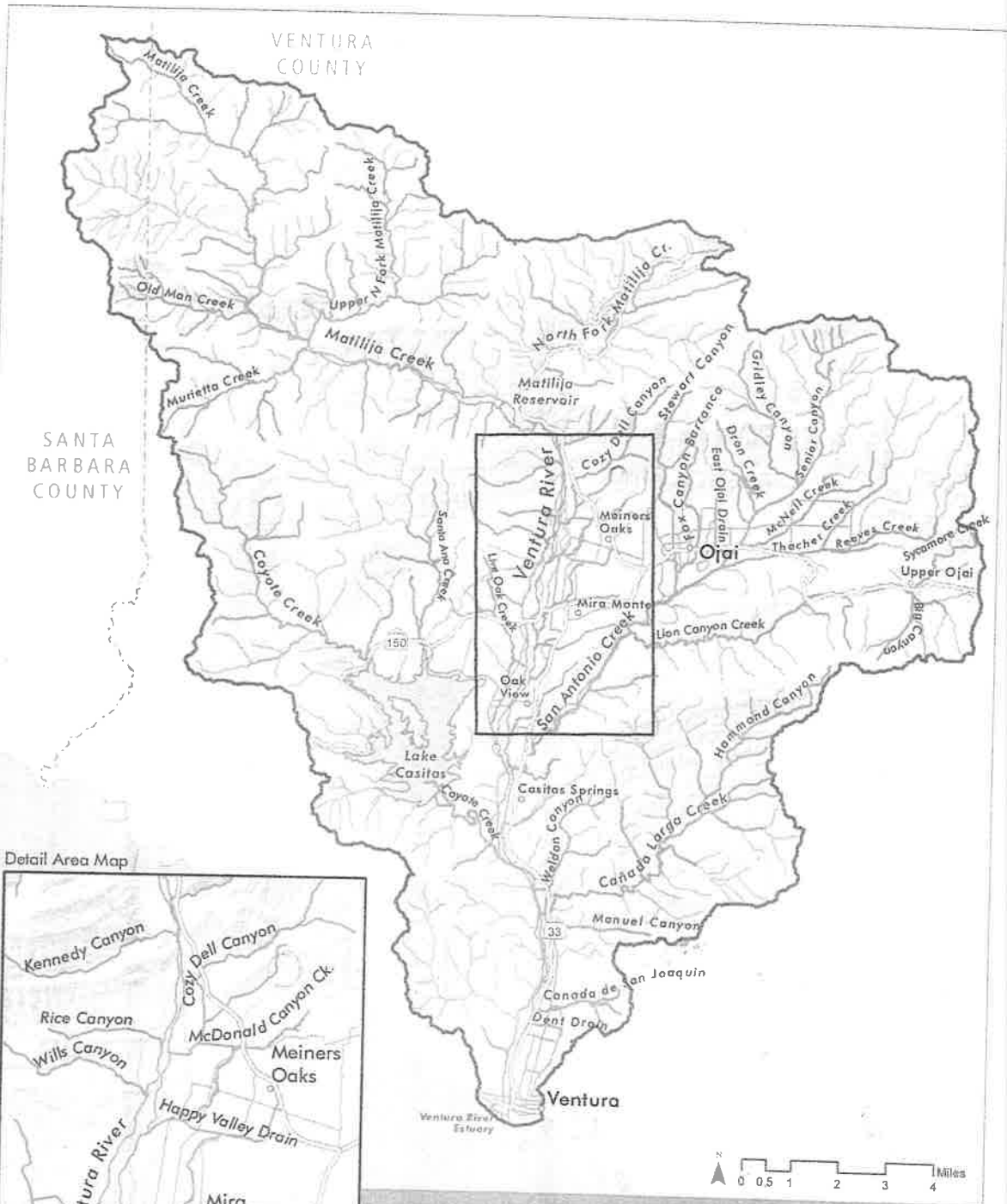
3/28/18 MB: I RETURNED A PHONE CALL RECEIVED FROM MIKE HOLLERBRANDS, MOWD. MR. HOLLERBRANDS WAS INQUIRING ABOUT A WRITTEN COPY OF THE COMPLAINT INVESTIGATION AND I ADVISED HIM THAT THE INVESTIGATION HAS NOT BEEN RESOLVED YET. I RECAPPED MY OBSERVATIONS FROM LAST FRIDAY'S SITE INSPECTION AND FOLLOWED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



Detail Area Map



Drainage Network

Ventura River Watershed



Data Source:
Hydrologic Data: Ventura Watershed Protection District
Map Created by GreenInfo Network using ERI software
Jan. 2015 www.greeninfo.org

