

AGENDA
ENGINEERING AND OPERATIONS COMMITTEE MEETING

Thursday, January 8, 2026, at 9:30 a.m.
UWCD Headquarters, First Floor, Board Room
1701 N. Lombard Street, Oxnard, CA 93030

OPEN SESSION - ROLL CALL

1. Public Comments
Information Item

The public may comment on any matter not on the agenda within the jurisdiction of the Committee. All comments are subject to a five-minute time limit.

2. Approval of Minutes
Motion

Approve the November 6, 2025, Committee meeting minutes.

3. UWCD Board of Directors Meeting Agenda Items

Review, discuss, and make a recommendation on the following agenda items considered for approval at the January 14, 2026, Board of Directors meeting:

3.1 Indemnification Agreement by and between United Water Conservation District and Costco Wholesale Corporation

Motion

Consider recommending that the full Board of Directors authorizes the General Manager to execute the Indemnification Agreement by and between United Water Conservation District and Costco Wholesale Corporation related to the Pleasant Valley Pipeline facility near Springville Drive in the City of Camarillo.

3.2 Permanent Access Easement from Costco Wholesale Corporation

Motion

Consider recommending that the full Board of Directors authorizes the General Manager to sign and record the Permanent Access Easement granted by Costco Wholesale Corporation related to the Pleasant Valley Pipeline facility near Springville Drive in the City of Camarillo.

4. Monthly Department Updates
Information Item

Receive and review the monthly reports from the Engineering, Environmental Services, and Operations and Maintenance Departments as well as receive a verbal presentation of its highlights.

4.1 Engineering Department Update (Engineering Manager Robert Richardson)



- 4.2 **Environmental Services Department Update** (Environmental Services Manager Marissa Caringella)
- 4.3 **Operations and Maintenance Department Update** (Chief Operations Officer Craig Morgan)

5. Future Agenda Items

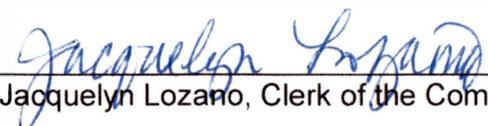
ADJOURNMENT

The Americans with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in, or denied the benefits of, the District's services, programs or activities because of any disability. If you need special assistance to participate in this meeting, or if you require agenda material in an alternative format, please contact the District's offices at (805) 525-4431. Notification of at least 48 hours prior to the meeting will enable the District to make appropriate arrangements.

Approved:  FOR MEG
Mauricio Guardado, General Manager

Approved: 
Dr. Maryam Bral, Assistant General Manager

This Agenda was posted Tuesday, December 30, 2025, at 2:00 p.m. at the United Water Conservation District Headquarters, Oxnard, CA and www.unitedwater.org.


Jacquelyn Lozano, Clerk of the Committee



United Water

CONSERVATION DISTRICT

STAFF REPORT

To: Engineering and Operations Committee Members

Through: Mauricio Guardado, General Manager
Dr. Maryam Bral, Assistant General Manager

From: Jackie Lozano, Clerk of the Committee

Date: December 30, 2025 (January 8, 2026, meeting)

Agenda Item: 2. Approval of Minutes
Motion

Staff Recommendation:

Approve the November 6, 2025, Committee meeting minutes that are attached.



Board of Directors
 Lynn E. Maulhardt, President
 Catherine P. Keeling, Vice President
 Gordon Kimball, Secretary/Treasurer
 Keith Ford
 Mohammed A. Hasan
 Steve Huber
 Rachel Jones

General Manager
 Mauricio Guardado

Legal Counsel
 David D. Boyer

**MINUTES
 ENGINEERING AND OPERATIONS COMMITTEE MEETING**

**Thursday, November 6, 2025, at 9:30 a.m.
 UWCD Headquarters, First Floor, Board Room
 1701 N. Lombard Street, Oxnard, CA 93030**

OPEN SESSION

Chair Catherine Keeling called the meeting to order at 9:34 a.m.

Committee Members Roll Call

Present: Directors Kimball and Keeling.

Absent: Director Ford.

1. Public Comments: None.

**2. Approval of Minutes
Motion**

Action: M/S/C (Kimball, Keeling) to approve October 2, 2025, minutes.

Vote: Ayes: Kimball and Keeling; Noes: None; Absent: Ford.

**3. Asset Management Pilot Project Update
Information Item**

Senior Engineer Nathan Summerville provided an update to the Committee regarding its activities in support of the District's Asset Management Project, presentation attached.

**4. Monthly Department Updates
Information Items**

4.1 Engineering Department

Engineering Manager Robert Richardson presented department highlights to the Committee, presentation attached. With guidance from the General Manager, Director Keeling requested that when the County of Ventura Board of Supervisors Agenda becomes available for its November meeting to please email the Districts' Board members the time/location the District's motion falls on its agenda.

4.2 Environmental Services Department

Environmental Services Manager Marissa Caringella presented department highlights to the Committee, presentation attached.



4.3 Operations and Maintenance Department

Chief Operations Officer Craig Morgan presented department highlights to the Committee, presentation attached.

5. Future Agenda Items

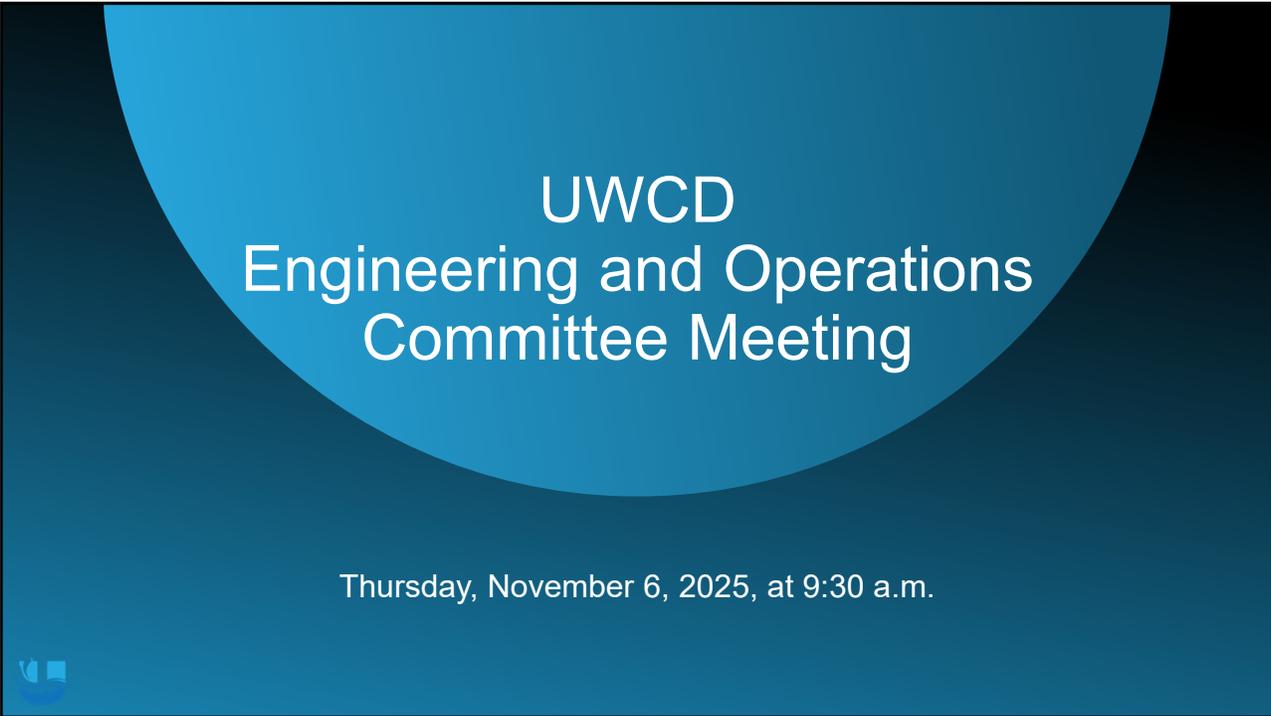
None were offered by the Committee.

ADJOURNMENT

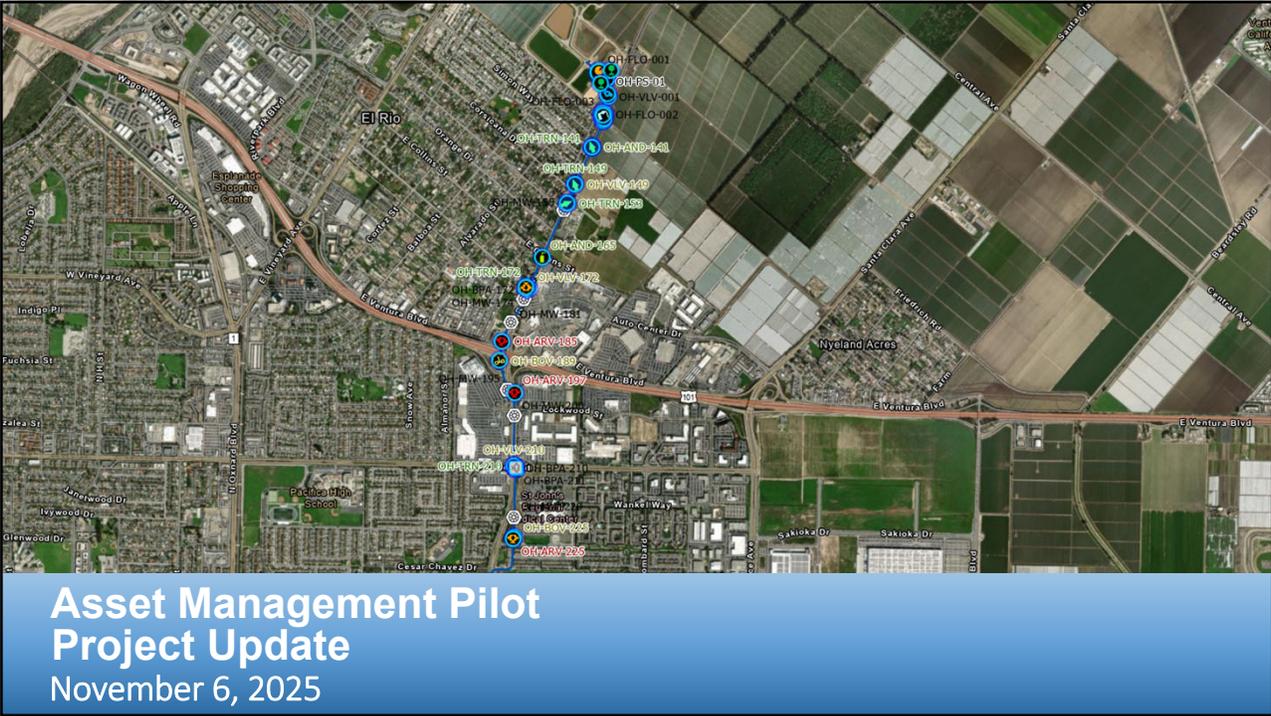
Chair Keeling adjourned the meeting at 10:29 a.m.

I certify that the above is a true and correct copy of the minutes of the UWCD Engineering and Operations Committee Meeting of November 6, 2025.

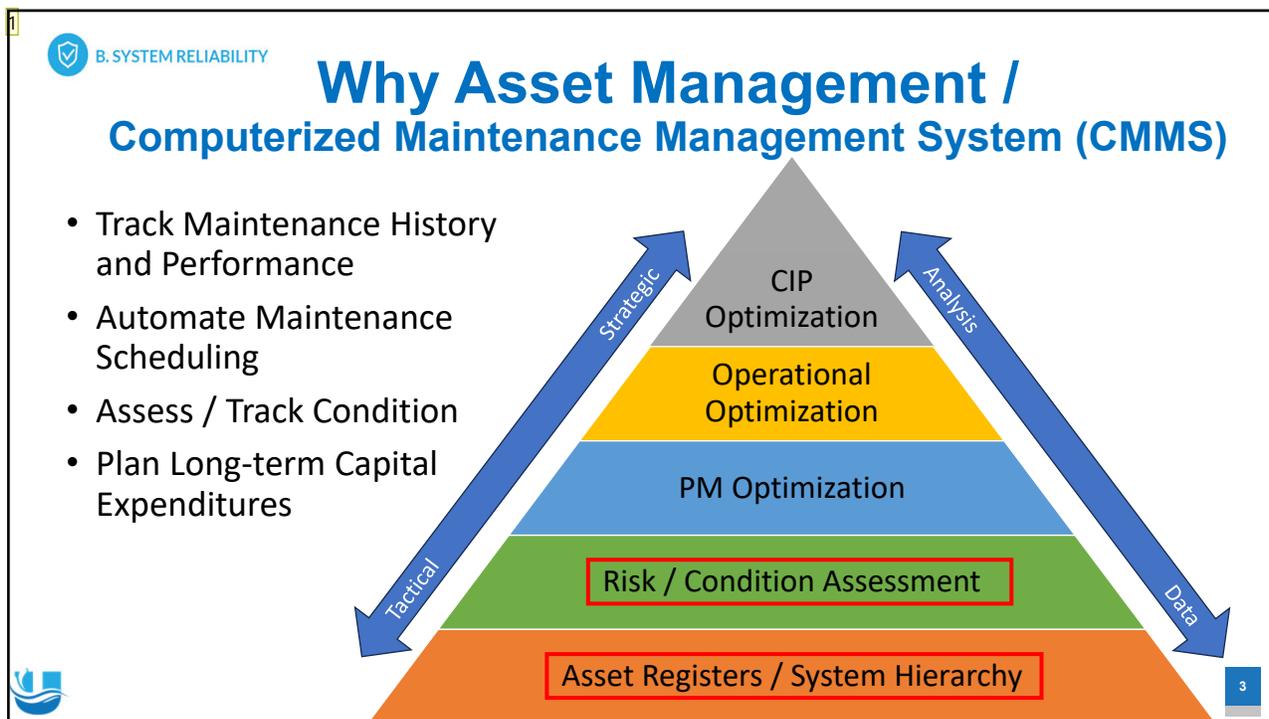
ATTEST: _____
Catherine P. Keeling, Chair



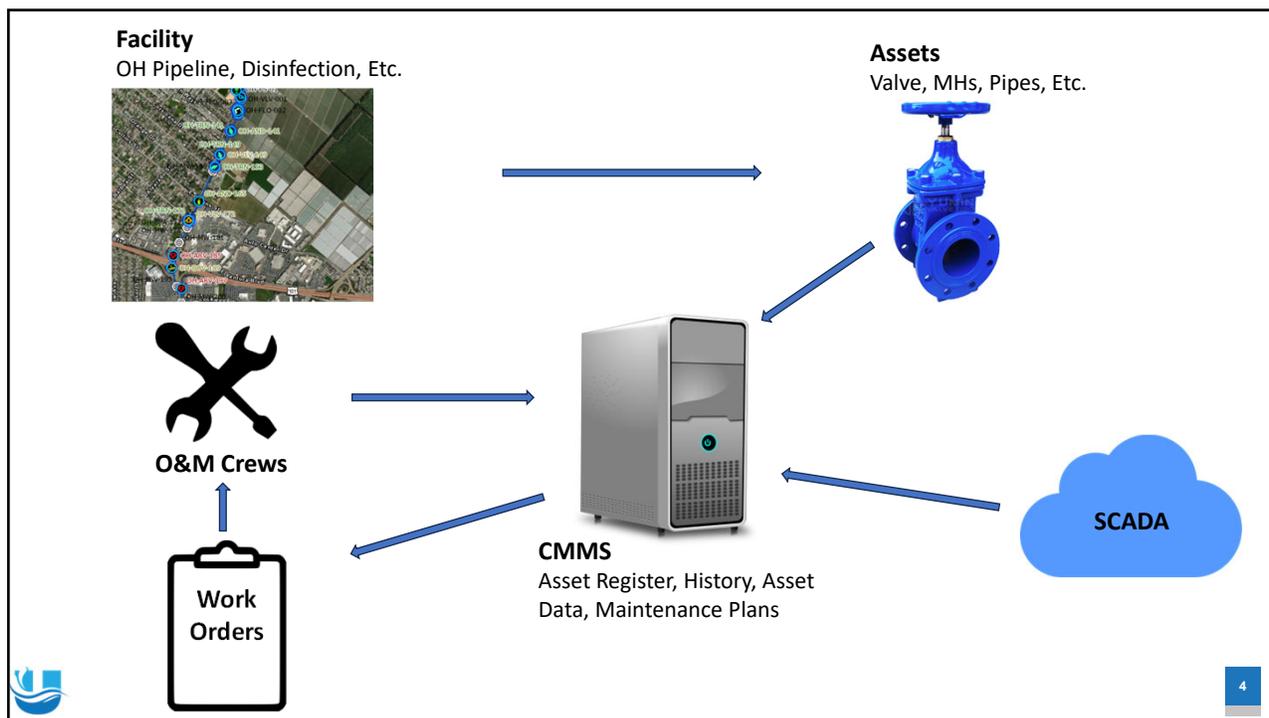
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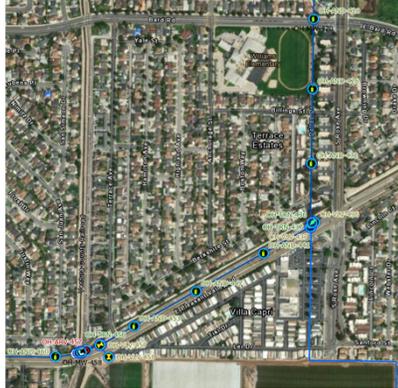
4

Asset Management – Pilot

Hierarchical Assets



Linear Assets



- Develop Asset Databases and Maintenance Plans
- Solicited Proposals from Four Qualified Firms
- HDR and Atkins Realis Provided Proposals
- Budget: \$209,000 MB1
- Completed Initial Inspection & Pilot July 31st



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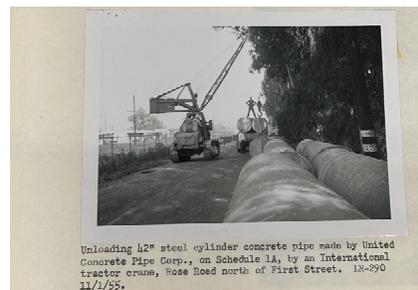
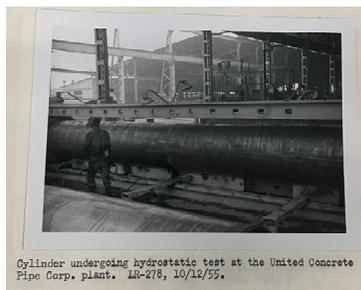
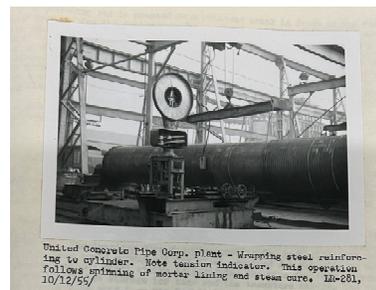
Chlorine Building



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Oxnard-Hueneme (OH) Pipeline

- Bond Funded
- Constructed 1955/1956
- Major Modifications in the **RR2** 1990s
- Original Agreements 1950s
- Renegotiated in the 1996
- Amendments: 2001, 2003, **MB3** 2012, 2016



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Asset Workshops



Some Keys to Success

- User Engagement
- Data Purpose
- Data Quality

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B. SYSTEM RELIABILITY




**Asset Data Management
 Technical Memorandum**
 United Water Conservation District
 Asset Management Program
 April 30, 2025



Location Organization & Valid Values					
Facility Group	Facility Code	Facility	Area	Sub Area	
El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Storage	
				Chlorine Injection	
				Aqua Ammonia	
				Electrical/Instrumentation	
				CL2 Scrubber	
				Yard	
				Storage	
				SCBA Room	
				Cleanwell #1	TBD
				Cleanwell #2	TBD
			Analyzer Returns	TBD	
	FeMn	Iron & Manganese Treatment Plant	TBD	TBD	
	BPS	Booster Pump Station	Pump Station	TBD	
			Gas Engine Backup	TBD	
	ERWF	El Rio Well Field	TBD	TBD	
	ERRB	El Rio Recharge Basins	TBD	TBD	
Pipelines	MS	Main Supply Line	N/A ¹	N/A	
	OH	Oxnard-Hueneme Pipeline	N/A	N/A	
	PTP	Pumping Trough Pipeline	N/A	N/A	
	PV	Pleasant Valley Pipeline	N/A	N/A	
	PVR	Pleasant Valley Reservoir	N/A	N/A	

AssetID	FacilityGroup	FacilityCode	Facility	Area	SubArea
CL2-AGP-005C	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Yard
CL2-AGP-006C	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Yard
CL2-AGP-007C	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Yard
CL2-AGP-008C	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Yard
CL2-ANZ-001	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-ANZ-002	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-ANZ-003	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-ANZ-004	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-ANZ-005	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-001	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-002	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-003	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-004	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-005	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-006	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-007	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection
CL2-CHL-008	El Rio Facilities	CL2	Disinfection Facility	Chlorine Building	Chlorine Injection

Asset Register

Chlorine Building

- 111 Assets

OH Pipeline

- 220 Assets

AssetID	PM Frequency					
	W	M	Q	SA	A	P
CL2-ANZ-001		X			X	As needed
CL2-ANZ-002		X			X	As needed
CL2-ANZ-003		X			X	As needed
CL2-ANZ-004		X			X	As needed
CL2-ANZ-005				X		
CL2-CHL-001					X	
CL2-CHL-002					X	
CL2-CHL-003					X	
CL2-CHL-004					X	
CL2-CHL-005					X	
CL2-CHL-006					X	
CL2-CHL-007					X	
CL2-CHL-008					X	
CL2-ELE-001					X	
CL2-ELE-002					X	
CL2-ELE-003					X	

Maintenance Plans

Chlorine Building

- Third-party Review of Maintenance Records
- Current Maintenance Practices Appropriate
- Prepared Maintenance History into a Structured Format for CMMS
- Some Maintenance Suggestions Mainly Related to Ancillary Items and Gaps in Records

B. SYSTEM RELIABILITY

OH Pipeline Inspection

Cathodic Protection System

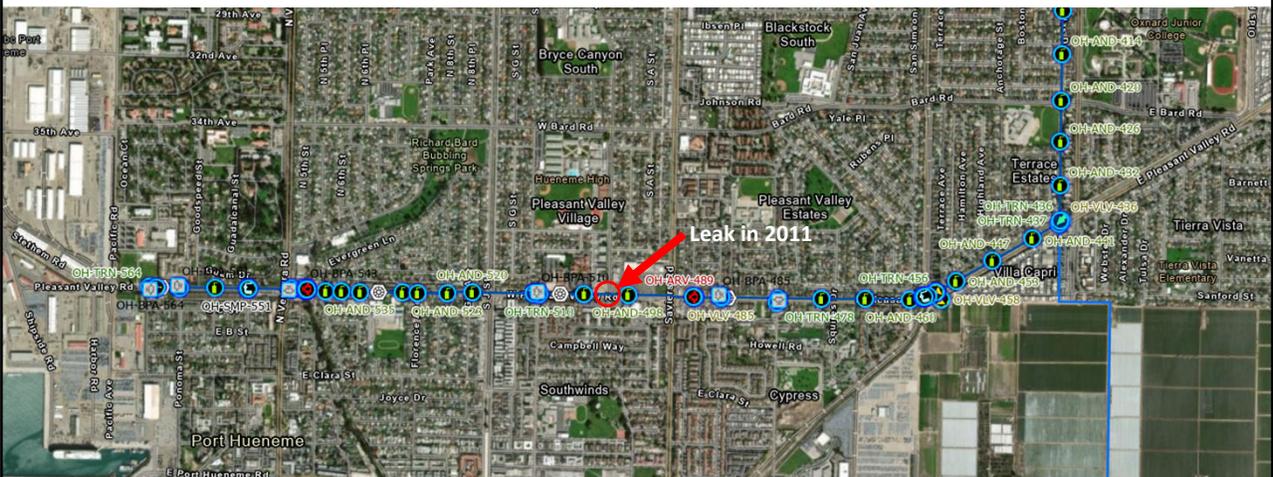
- Passive Protection System
- 48 Anodes
- Regularly Tested and Maintained by O&M
- Data Reviewed by HDR

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B. SYSTEM RELIABILITY

OH Pipeline – History

14

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MB1

B. SYSTEM RELIABILITY

OH Pipeline – History

Location – STA 500+50



OH Repair at C Street - 2011



15

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MB1

B. SYSTEM RELIABILITY

“generally good condition”

Defect Severity	Timeframe	Defect Count
Group 1	As Soon As Practicable	0
Group 2	Investigate Near-Term (3-5 years)	35
Group 3	Monitor (5-years)	126



Lining Pitting
 Approx. STA 219+62.38



Hinge Cracks
 Approx. STA 223+64.38



Multiple Cracks
 Approx. STA 164+26.55



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Next Steps – OH Pipeline



Leak Detection



Opportunistic Inspections



Additional Video



Strengthening Cathodic Protection System

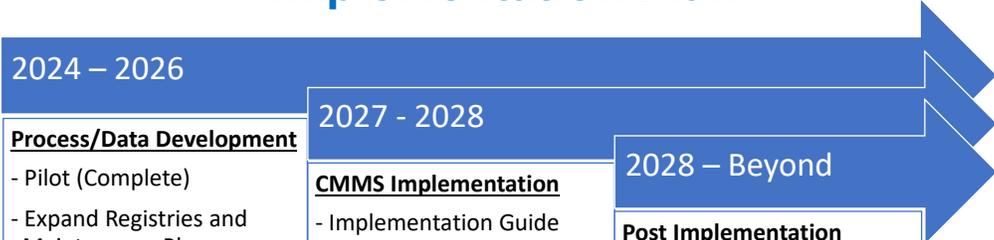





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RR1

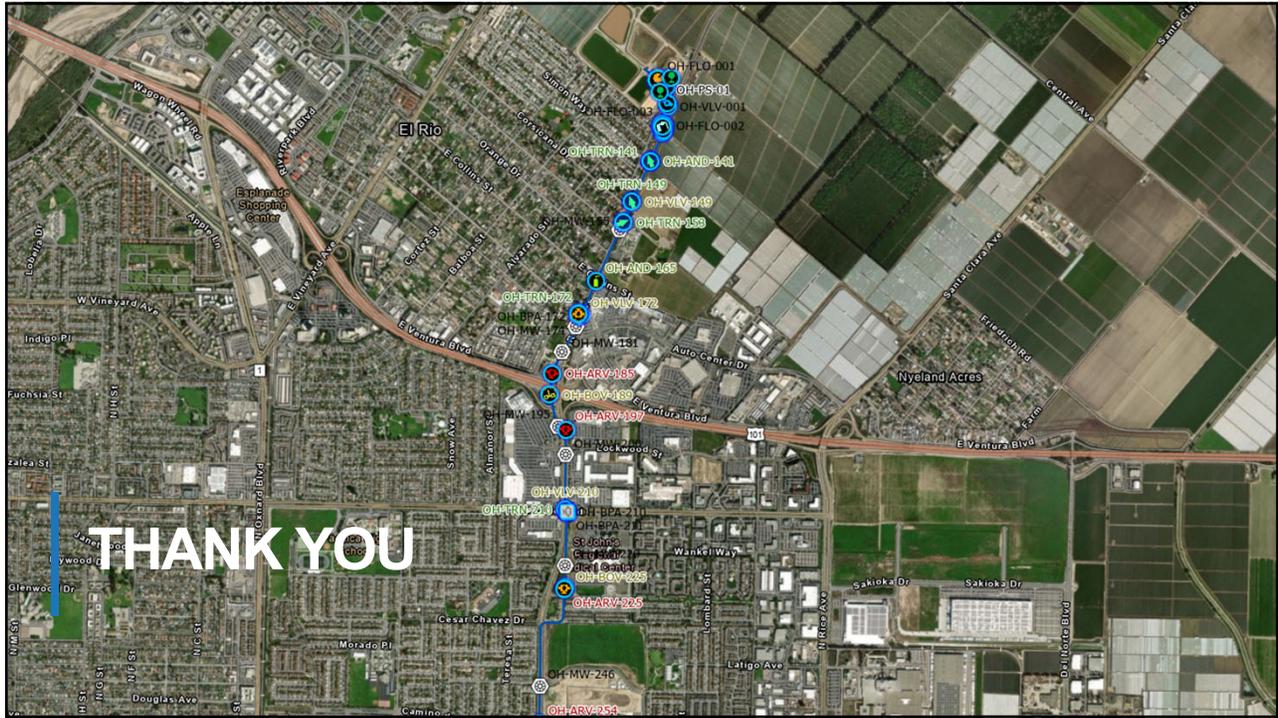
Next Steps – Asset Management / CMMS Implementation Plan



<p>2024 – 2026</p> <p><u>Process/Data Development</u></p> <ul style="list-style-type: none"> - Pilot (Complete) - Expand Registries and Maintenance Plans - Investigation and Assessment of Critical Assets 	<p>2027 - 2028</p> <p><u>CMMS Implementation</u></p> <ul style="list-style-type: none"> - Implementation Guide - Request for Proposals - Selection - Approval - Implementation - Training 	<p>2028 – Beyond</p> <p><u>Post Implementation</u></p> <ul style="list-style-type: none"> - System Management - Change Control - Training - System Maintenance
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Lake Piru Recreation Area Improvements

- Lake Piru Water Treatment Plant Improvement Project
 - Phase 1 (2026) - PLC, Instrumentation, and Process Component Upgrades
 - Phase 2 (2027) – Site Work Improvements and Replacement of Pre-Filter System
- Select Restrooms Upgrades

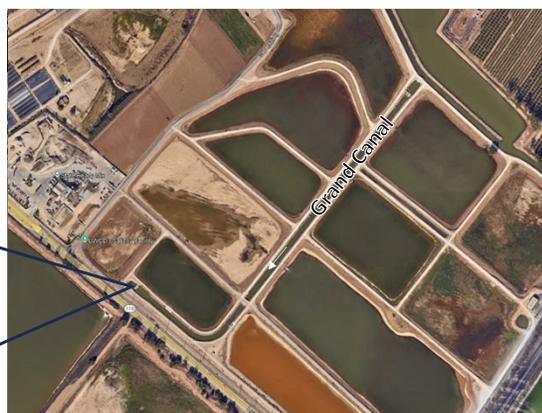


LP WTP Pre-Filters to Be Replaced



Freeman Conveyance System Upgrade

- September 29 and October 8, 2025 – Freeman Conveyance High-Flow Test
- Coordinated with Water Conservation Release
- Data will be used to calibrate conveyance model updates



Freeman Conveyance System Upgrade

- 250 cfs to 280 cfs through Freeman Conveyance System



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Pleasant Valley Pipeline



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 F. COMMUNICATIONS AND
COMMUNITY OUTREACH

Other Events and Public Outreach

Past:

- October 16 – Water Sustainability Summit VI
- October 22 – Maryam Bral attended the CoLAB Annual meeting
- October 23 – Maryam Bral attended the Southern California Water Coalition Annual Meeting
- October 23 – 2025 Santa Felicia Dam Emergency Action Plan Seminar
- October 27-29 – Maryam Bral attended the 2025 Installation Innovation Forum
- October 29 – Tour with Casitas Municipal Water District and County of Ventura



Water Sustainability Summit - **October 16, 2025**

SFD EAP Seminar - **October 23, 2025**



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 F. COMMUNICATIONS AND
COMMUNITY OUTREACH

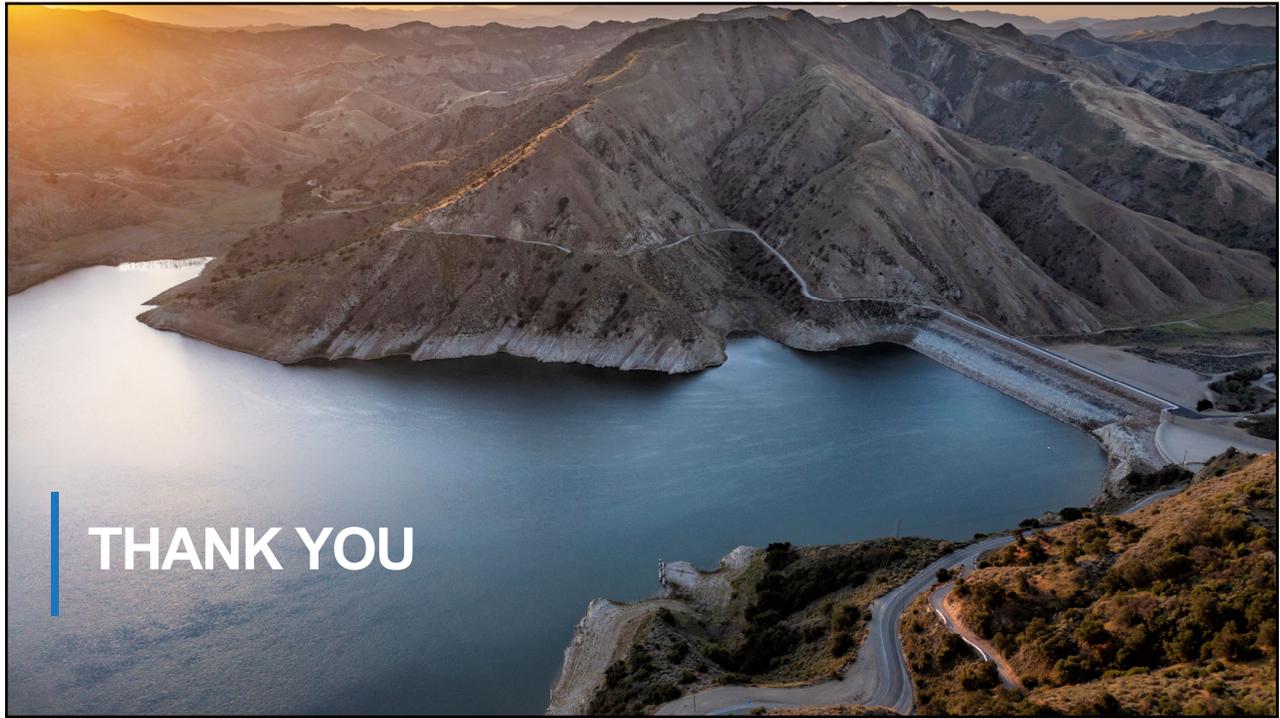
Other Events and Public Outreach

Upcoming:

- November 18 – Presentation to the Ventura County Board of Supervisors regarding a SFD Resolution – November 18, 2025
- November 19 – United Staff tour of the Calleguas Salinity Management Pipeline
- December 11 – Santa Felicia Dam Duty Operators Dam Safety Cross-Training



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An aerial photograph of a reservoir with a rocky, light-colored shoreline. The water is a deep greenish-blue. The surrounding hills are brown and rocky. The text "ENVIRONMENTAL SERVICES DEPARTMENT UPDATE" is overlaid in large, bold, black, sans-serif font. Below it, the date "November 6, 2025" is written in a smaller, black, sans-serif font. The United Water Conservation District logo is in the bottom right corner, and a smaller version of the logo is in the bottom left corner.

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Updates



Efforts impacted by federal shutdown

Pothole Trail reroute work to begin in November



2

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Thank You!





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**OPERATIONS AND
MAINTENANCE
DEPARTMENT
UPDATE**

November 6, 2025



The logo for United Water Conservation District is centered in a white circle. It features a stylized blue wave icon to the left of the text "United Water" in a bold blue font, with "CONSERVATION DISTRICT" in a smaller, grey font below it.

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An aerial photograph showing the Santa Felicia Dam, a large concrete structure with a spillway where water is cascading. The dam is situated in a valley with dry, brownish hillsides. In the background, a large reservoir, Lake Piru, is visible, surrounded by more hills under a clear sky.

**Santa Felicia Dam
and
Lake Piru**

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Fall Conservation Release



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33



Freeman Diversion and Saticoy

4

34

Desilting Basin Cleanout



35

Desilting Basin Cleanout



36

Desilting Basin Cleanout



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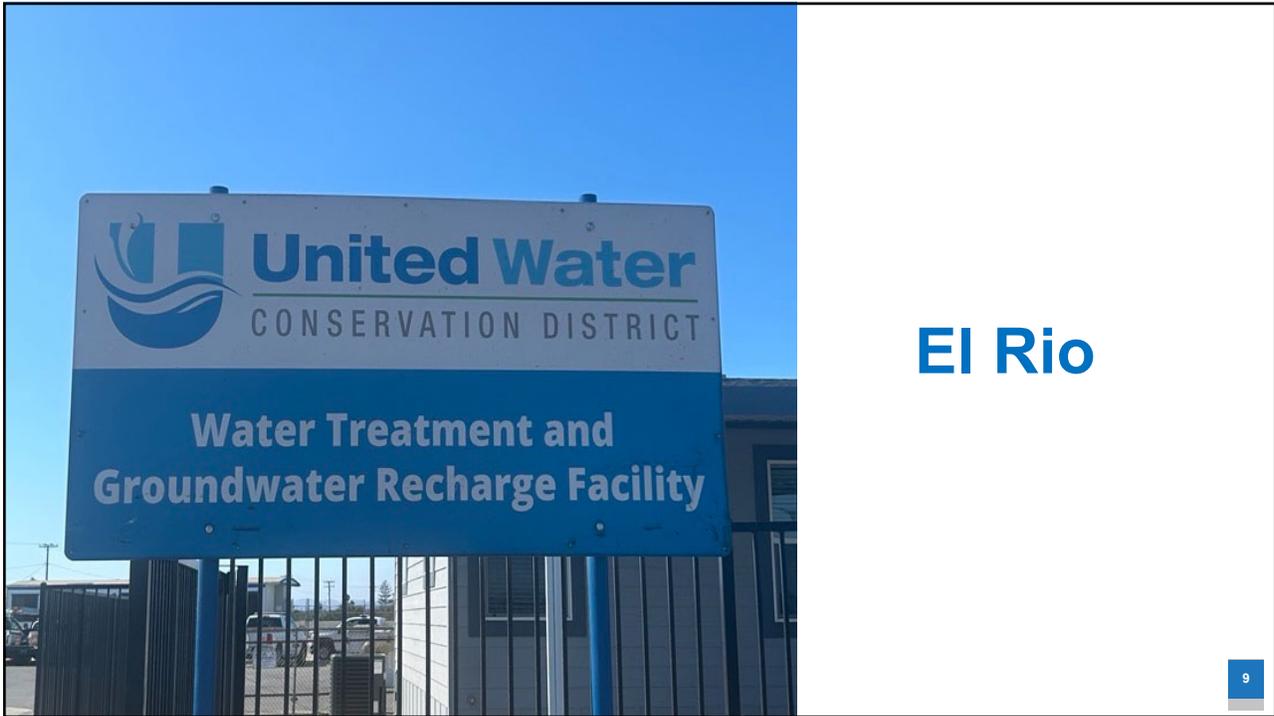
37

Desilting Basin Cleanout



8

38



El Rio

9

39



El Rio Storage Shed/Analyzer Room



10

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STAFF REPORT

To: Engineering and Operations Committee Members

Through: Mauricio Guardado, General Manager
Dr. Maryam Bral, Assistant General Manager

From: Robert Richardson, Engineering Manager
Nathan Summerville, Senior Engineer

Date: December 29, 2025 (January 8, 2026, meeting)

Agenda Item: 3.1 Authorize the Indemnification Agreement by and between United Water Conservation District and Costco Wholesale Corporation
Motion

Staff Recommendation:

The Engineering and Operations Committee will consider recommending that the full Board of Directors authorize the General Manager to execute the Indemnification Agreement by and between United Water Conservation District and Costco Wholesale Corporation related to the Pleasant Valley Pipeline facility near Springville Drive in the City of Camarillo.

Background:

United Water Conservation District operates the Pleasant Valley (PV) Pipeline to deliver non-potable surface water for agricultural irrigation as part of a broader strategy to reduce groundwater pumping and to mitigate the effects of seawater intrusion in the Oxnard Basin. The PV Pipeline was constructed in 1956, and portions of the facility were realigned in 2011 to accommodate the construction of the Springville Drive Interchange. As part of the realignment, the District holds an easement granted by the City of Camarillo to access, operate, maintain, and repair the underground facility within the easement area. The existing legal document requires express written consent from the District before any work within the easement area may take place. Costco Wholesale Corporation (Costco) contacted the District to request a letter of non-interference related to a proposed development that is situated in the City of Camarillo, bounded by United States Route 101 to the north, Springville Drive to the west, Ventura Boulevard to the south, and existing commercial development to the east.

Discussion:

Based on District Staff's detailed review and subsequent discussion with the City of Camarillo and Costco's development team, a suite of design changes and administrative actions was implemented to fully mitigate the impact to the District's PV Pipeline.

**Agenda Item: 3.1 Authorize the Indemnification Agreement by and between United Water Conservation District and Costco Wholesale Corporation
Motion**

Costco made several design changes to the development plans to address the District's concerns. This included relocating all parking stalls, structures, lights, storm drains, and retaining walls outside of the District easement and redesigning the easement area with non-vegetative ground cover and compacted base to preserve the District's easement access. Additionally, landscaping in the vicinity was modified to avoid tree roots near the underground pipeline. Costco also agreed to fund a pre-development and post-development video survey of the pipeline to document its condition before and after active construction. An agreement to reimburse the District's inspection costs up to \$65,400 was executed with Costco on August 27, 2025. The agreement for reimbursement of the post-development inspection cost is pending. The pre-development video survey was completed on September 15, 2025.

To mitigate potential liability associated with a commercial development adjacent to the PV Pipeline, an Indemnification Agreement was negotiated between the District and Costco. District legal counsel assisted with the development and review of the agreement. The agreement protects the District from any actions related to Costco's development activities and ongoing operations that may impact the operation and maintenance of the District's PV Pipeline.

Additional easement for access for future repairs or replacement of the PV Pipeline was also negotiated, which is discussed in more detail under a separate Motion Item 3.2.

Mission Goal:

This agreement meets Mission-Related Goal B, System Reliability, and Mission Supportive Goal D, Fiscal Responsibility.

Fiscal Impact:

There is no cost to the District for this agreement.

Attachment:

Indemnification Agreement by and between United Water Conservation District and Costco Wholesale Corporation

**INDEMNIFICATION AGREEMENT BY AND BETWEEN
UNITED WATER CONSERVATION DISTRICT AND
COSTCO WHOLESALE CORPORATION**

THIS INDEMNIFICATION AGREEMENT (“Agreement”) is made and entered into by and between the United Water Conservation District (“District”) and Costco Wholesale Corporation, a Washington corporation, (“Costco”) as of the date upon which it is fully executed by the duly authorized representatives of the parties (the “Effective Date”). The District and Costco are collectively referred to as “the Parties.”

RECITALS

WHEREAS, the District constructed the Pleasant Valley Pipeline (“PV Pipeline”) in 1956 and continues to deliver non-potable surface water to the Pleasant Valley County Water District for the purposes of agricultural irrigation; and

WHEREAS, portions of the PV Pipeline were re-aligned in 2011 to accommodate for the construction of the Springville Drive Interchange by the City of Camarillo (“City”); and

WHEREAS, the District holds a Waterline & Access Road Easement – 20120321000532570 (hereinafter the “Easement”), granted by the City in 2012, a copy of which is attached hereto as Exhibit “A” and incorporated herein; and

WHEREAS, pursuant to the Easement, the District is permitted access to, and operates, maintains, repairs the underground PV Pipeline within the Easement area; and

WHEREAS, pursuant to the terms and conditions of the Easement, absent express written consent from the District, construction of any facilities within the Easement area is not permitted; and

WHEREAS, Costco is the owner of certain real property within the City as described in Exhibit “B” (the “Costco Property”); and

WHEREAS, Costco seeks to develop the Costco Property, which includes, but is not limited to, the construction of a retail establishment, a possible gas station, parking lot, access road, and associated improvements on the Costco Property, together with access, parking, landscaping and related improvements on City property adjacent to the Costco Property; and

WHEREAS, Costco’s proposed development activities and future ongoing operations and use of the Costco Property, are adjacent to and/or abut the District’s Easement; and

WHEREAS, in light of the foregoing, the Parties wish to clarify responsibility related to any impact the proposed development activities and ongoing operations and use of the Costco Property may have on the District’s Easement.

NOW THEREFORE, in consideration of the covenants and agreements hereinafter set forth, the Parties agree as follows:

1. Costco shall indemnify, defend and hold harmless the District, its Board of Directors, officers, employees, consultants, agents, and representatives (collectively, the "District Parties") from and against any and all claims, demands, actions, proceedings, damages, judgments, liabilities, losses, fines, penalties, costs, and expenses (including attorneys' fees, expert fees, and court costs) of any kind or nature, whether direct or indirect, arising out of, related to, or resulting from:

- A. Any damage to, interference with, or obstruction of the District's Easement rights, PV Pipeline, and/or equipment caused by Costco's development activities, use of, and/or ongoing operations at the Costco Property adjacent to or in proximity to the District's Easement, whether direct or consequential;
- B. Any act, error, omission, or negligence of Costco, its agents, officers, employees, consultants, contractors, volunteers, or invitees ("Costco Parties") occurring in, on, or that abut the Easement area, or arising from any use of, or access to the Easement area;
- C. Any unauthorized entry upon or use of the District's Easement area by Costco or their respective employees, contractors, subcontractors, or agents;
- D. Any development activities, improvements, or construction, landscaping obligations and/or ongoing operations on the Costco Property that encroach upon or impair the use or access to the District's Easement area, the District's ability to maintain the District's PV Pipeline, and/or use necessary equipment to access, repair, maintain, and/or replace the PV Pipeline;;
- E. Any damage, injury or death to person or property, or both, relating to the PV Pipeline and/or District's Easement area arising out of or in connection with the development and/or ongoing use and operations of the Costco Property by Costco Parties.

2. The District and Costco respectively, bind themselves, their partners, officers, successors, assigns and legal representatives to the other party to this Agreement with respect to the terms of this Agreement.

3. This Agreement shall be governed by the laws of the State of California, with venue in the County of Ventura.

4. If any legal action is necessary to enforce any of the terms or conditions of this Agreement, each Party shall bear their own attorneys' fees, except as set forth above.

5. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof, superseding all negotiations, prior discussions and preliminary

agreements made prior to the date hereof. This Agreement may not be changed except in writing executed by both Parties.

6. This Agreement may be executed and transmitted to any other Party by PDF, which PDF shall be deemed to be, and utilized in all respects as, an original, wet-inked document.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year set forth below.

DISTRICT: UNITED WATER CONSERVATION DISTRICT

By _____ Date: _____

Its _____

COSTCO: COSTCO WHOLESALE CORPORATION

By David Messner Date: 11/14/25

Its **David Messner**
SVP Real Estate

Exhibit "A"

[INSERT UNITED EASEMENT]

EXHIBIT A

Recording requested by:
City Clerk
City of Camarillo
P.O. Box 248
Camarillo, CA 93011-0248

When recorded, mail to:

United Water Conservation District
106 N. 8th Street
Santa Paula, CA 93060



20120321-00053257-0 1/11
Ventura County Clerk and Recorder
MARK A. LUNN
03/21/2012 11:06:19 AM
598267 \$.00 PE

No fee per Government Code 6103

WATERLINE & ACCESS ROAD EASEMENT
(From the City of Camarillo)

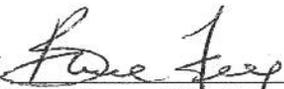
No Documentary Transfer Tax per Revenue Taxation Code 11922

APN: 230-0-010-185, 195, 200, 270 and 230-020-0-010 (Affects Portion of Parcels)

For a valuable consideration, receipt of which is hereby acknowledged, the **CITY OF CAMARILLO**, a California municipal corporation and general law city ("City") hereby grants to the **UNITED WATER CONSERVATION DISTRICT** ("District"), an independent special district formed in accordance with the Water Conservation District Law of 1931, Cal.Water Code section 74000 et seq., and its successors or assigns, a permanent easement for the installation, repair, replacement, maintenance and operation of a surface access road, and subsurface waterlines and conduits with surface and subsurface fixtures, devices and appurtenances, and all purposes and facilities related thereto, and to remove any objects interfering therewith, in, on, over, under, along, through and across those certain parcels of land located in the County of Ventura, State of California, as described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated by reference herein. No fence, permanent roadbed, buildings, or structures, pipelines or subterranean utilities shall be erected or built, nor shall any earth or material be removed within the boundaries of the land described and depicted in Exhibits "A" and "B," respectively, except upon the express written consent of District, its successors or assigns, which consent may be withheld by District and its successor or assigns in their sole discretion.

Dated this 22nd day of February 2012.

City of Camarillo

By: 
Bruce Feng, City Manager

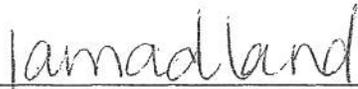
Pursuant to Civil Code Section 1181

State of California
County of Ventura

On February 23, 2012, before me, Jeffrie Madland, City Clerk for the City of Camarillo, personally appeared Bruce Feng, City Manager for the City of Camarillo, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.



Jeffrie Madland, City Clerk



Title of Document: Waterline & Access Road Easement (from the City of Camarillo)

CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE SECTION 27281

This is to certify that the United Water Conservation District, grantee herein, hereby accepts for public purposes the real property, or interest therein, described in the within deed and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this 21 day of March, 2012.

UNITED WATER CONSERVATION DISTRICT

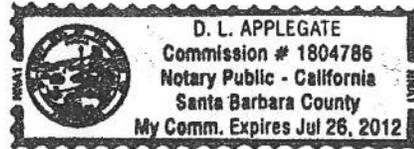
By: E. Michael Solomon
Name: E. Michael Solomon
Title: General Manager

State of California)
County of Ventura)

On March 21, 2012 before me, D.L. Applegate, a Notary Public in and for the State of California, personally appeared E. Michael Solomon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



D. L. Applegate
Signature of Notary Public

(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Subdivision 57 of Rancho El Rio de Santa Clara o'la Colonia, in the City of Camarillo, County of Ventura, State of California, as per the map recorded in Book 3, Page 12 of Miscellaneous Records in the office of the County Recorder of Ventura County, described as follows:

Beginning at the intersection of the southerly line of the land described in the Grant Deed recorded May 6, 1953, in Book 1132, Page 87 of Official Records of Ventura County, said line established as parallel with and 25.298 meters (83.00 feet) southerly of the centerline of U.S. Highway 101, as shown on the Survey filed in Book 53, Pages 8 through 11, inclusive of Records of Survey in the office of said County Recorder, and the northerly prolongation of the centerline of West Ventura Boulevard, as shown on said Survey; thence along said southerly line North 83°42'35" West 217.794 meters (714.55 feet) to the westerly terminus of said southerly line and the True Point of Beginning of this description; thence,

- 1st: South 49°46'42" West 7.142 meters (23.43 feet); thence,
- 2nd: North 83°42'35" West 12.522 meters (41.08 feet); thence,
- 3rd: North 37°06'06" West 3.670 meters (12.04 feet) to the intersection with the northerly line of the Permanent Easement, 3.048 meters (10.00 feet) wide, as described in Exhibit A of the Contract and Grant of Easement recorded July 25, 1956, in Book 1427, Page 408 of Official Records of Ventura County; thence along said northerly line,
- 4th: North 83°42'35" West 2.130 meters (6.99 feet); thence,
- 5th: North 6°17'25" East 2.191 meters (7.19 feet); thence,
- 6th: North 83°42'35" West 3.048 meters (1.00 feet); thence,
- 7th: South 6°17'25" West 2.191 meters (7.19 feet) to the intersection with the northerly line of said Permanent Easement; thence along said northerly line,
- 8th: North 83°42'35" West 64.934 meters (213.04 feet); thence,
- 9th: South 89°30'00" West 48.945 meters (160.582 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) northerly of the southerly line of West Ventura Boulevard, established parallel with and 38.100 meters (125.00 feet) southerly of the centerline of said U.S. Highway 101; thence along said parallel line,

10th: North 83°42'35" West 130.393 meters (427.80 feet) to the intersection with the easterly prolongation of the southerly line of the land described in the Grant Deed recorded February 9, 2006, as Document No. 20060209-0027330 of Official Records of Ventura County; thence along said prolongation and southerly line by the following six courses:

11th: South 87°12'40" West 43.990 meters (144.33 feet); thence,

12th: South 82°28'34" West 25.000 meters (82.02 feet); thence,

13th: South 77°44'28" West 25.000 meters (82.02 feet); thence,

14th: South 73°00'47" West 25.000 meters (82.02 feet); thence,

15th: South 70°53'42" West 25.000 meters (82.02 feet); thence,

16th: South 65°45'18" West 55.766 meters (182.96 feet) to the intersection with the westerly line of Parcel B, Lot 1 of said Subdivision 57; said point being the most easterly corner of the land described in Grant Deed recorded February 6, 2006, as Document No. 20060206-0024391 of Official Records of Ventura County; thence along the southerly line of said Grant Deed by the following four courses:

17th: South 73°37'23" West 8.808 meters (28.90 feet); thence,

18th: South 72°56'28" West 30.000 meters (98.42 feet); thence,

19th: South 84°06'17" West 72.278 meters (237.13 feet); thence,

20th: South 47°46'47" West 0.946 meters (3.10 feet); thence,

21st: North 85°46'15" West 86.504 meters (283.80 feet) to the intersection with the easterly prolongation of the southerly line of said last mentioned Grant Deed, said line shown therein as having a bearing and distance of South 75°20'18" East 32.620 meters (107.02 feet); thence along said prolongation and southerly line by the following three courses:

22nd: North 75°21'20" West 35.675 meters (117.04 feet); thence,

23rd: North 67°52'40" West 55.353 meters (181.60 feet); thence,

24th: North 60°28'01" West 122.470 meters (401.80 feet); thence,

25th: North 76°08'04" West 119.538 meters (392.19 feet); thence,

26th: North 78°37'17" West 57.901 meters (189.96 feet); thence,

27th: South 88°29'43" West 51.484 meters (168.91 feet); thence,

28th: North 46°30'23" West 17.184 meters (56.38 feet) to the intersection with the southerly boundary of West Ventura Boulevard, as established per the Survey filed in Book 45, Page 69 of Records of Survey in the office of said County Recorder, said point being the beginning of a non-tangent curve, concave northerly and having a radius of 313.944 meters (1030.00 feet), a

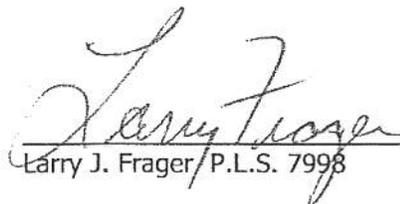
radial to said point bears South 4°11'05" West; thence along said southerly boundary by the following two courses:

- 29th: Westerly along said curve an arc distance of 0.956 meters (3.14 feet) through a central angle of 0°10'28"; thence tangent to said curve,
- 30th: North 85°38'27" West 3.741 meters (12.27 feet) to the intersection with the easterly line of Bajo Aqua Avenue, 14.021 meters (46.00 feet) wide; thence along said easterly line,
- 31st: South 0°30'22" West 2.098 meters (6.88 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southwesterly of, measured at right angles, the line hereinabove described in the twenty-eighth course of this description; thence along said parallel line,
- 32nd: South 46°30'23" East 16.242 meters (52.29 feet); thence,
- 33rd: South 43°29'37" West 7.714 meters (25.31 feet); thence,
- 34th: South 46°30'23" East 3.048 meters (10.00 feet); thence,
- 35th: North 43°29'37" East 7.714 meters (25.31 feet) to the intersection with the parallel line, hereinabove described in the thirty-first course of this description; thence along said parallel line,
- 36th: South 46°30'23" East 1.970 meters (6.46 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the twenty-seventh course of this description; thence along said parallel line,
- 37th: North 88°29'43" East 52.839 meters (173.36 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the twenty-sixth course of this description; thence along said parallel line,
- 38th: South 78°37'17" East 57.295 meters (187.98 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the twenty-fifth course of this description; thence along said parallel line,
- 39th: South 76°08'04" East 118.821 meters (389.83 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southwesterly of, measured at right angles, the line hereinabove described in the twenty-fourth course of this description; thence along said parallel line,
- 40th: South 60°28'01" East 122.142 meters (400.73 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southwesterly of, measured at right angles, the line hereinabove described in the twenty-third course of this description; thence along said parallel line,

- 41st: South $67^{\circ}52'40''$ East 55.938 meters (183.53 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the twenty-second course of this description; thence along said parallel line,
- 42nd: South $75^{\circ}21'20''$ East 36.379 meters (119.35 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the twenty-first course of this description; thence along said parallel line,
- 43rd: South $85^{\circ}46'15''$ East 88.459 meters (290.22 feet); thence,
- 44th: North $83^{\circ}58'08''$ East 74.765 meters (245.29 feet); thence,
- 45th: North $73^{\circ}02'19''$ East 30.442 meters (99.87 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southeasterly of, measured at right angles, the line hereinabove described in the sixteenth course of this description; thence along said parallel line,
- 46th: North $65^{\circ}45'18''$ East 63.128 meters (207.11 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southeasterly of, measured at right angles, the line hereinabove described in the fifteenth course of this description; thence along said parallel line,
- 47th: North $70^{\circ}53'42''$ East 24.715 meters (81.09 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southeasterly of, measured at right angles, the line hereinabove described in the fourteenth course of this description; thence along said parallel line,
- 48th: North $73^{\circ}00'47''$ East 24.731 meters (81.14 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the thirteenth course of this description; thence along said parallel line,
- 49th: North $77^{\circ}44'28''$ East 24.628 meters (80.80 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the twelfth course of this description; thence along said parallel line,
- 50th: North $82^{\circ}28'34''$ East 24.628 meters (80.80 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the eleventh course of this description; thence along said parallel line,
- 51st: North $87^{\circ}12'40''$ East 25.060 meters (82.22 feet); thence,
- 52nd: South $88^{\circ}13'26''$ East 36.864 meters (120.95 feet) to the intersection with the southerly line of said West Ventura Boulevard, hereinabove described in the tenth course of this description; thence along said southerly line,

53rd: South 83°42'35" East 111.769 meters (366.70 feet) to the intersection with a line, parallel with and 4.500 meters (14.76 feet) southerly of, measured at right angles, the line hereinabove described in the ninth course of this description; thence along said parallel line,
54th: North 89°30'00" East 61.225 meters (200.87) to the intersection with the southerly line of the Permanent Easement, 3.048 meters (10.00 feet) wide, hereinabove described in the third course of this description; thence along said southerly line,
55th: South 83°42'35" East 56.338 meters (184.84 feet) to the intersection with a line, parallel with and 3.048 meters (10.00 feet) southwesterly of, measured at right angles, the line hereinabove described in the third course of this description; thence along said parallel line,
56th: South 37°06'06" East 3.670 meters (12.04 feet) to the intersection with a line, parallel with and 3.048 meters (10.00 feet) southerly of, measured at right angles, the line hereinabove described in the second course of this description; thence along said parallel line,
57th: South 83°42'35" East 12.653 meters (41.51 feet); thence,
58th: South 18°07'10" East 11.348 meters (37.23 feet); thence,
59th: North 71°52'50" East 3.048 meters (10.00 feet); thence,
60th: North 18°07'10" West 9.965 meters (32.69 feet); thence,
61st: North 41°51'06" East 4.496 meters (17.75 feet) to the intersection with the southerly line of the Permanent Easement, 4.572 meters (15.00 feet) wide, as described in Exhibit A of the Contract and Grant of Easement recorded July 25, 1956, in Book 1427, Page 413 of Official Records of Ventura County; thence,
62nd: North 7°59'27" East 4.574 meters (15.01 feet) to the True Point of Beginning of this description.

Containing 5,152.60 square meters (55,462.12 square feet), more or less.


Larry J. Frager/P.L.S. 7998 2/3/12
Date



PREPARED BY:
 BENNER AND CARPENTER
 506 EAST MAIN STREET
 SANTA PAULA, CA 93060
 (805) 525-3396

LINE TABLE :

- 1 S49°46'42"W 7.142m (23.43')
- 2 N83°42'35"W 12.522m (41.08')
- 3 N37°06'06"W 3.670m (12.04')
- 4 N83°42'35"W 2.130m (6.99')
- 5 N6°17'25"E 2.191m (7.19')
- 6 N83°42'35"W 3.048m (10.00')
- 7 S6°17'25"W 2.191m (7.19')
- 8 N83°42'35"W 64.934m (213.04')
- 9 S89°30'00"W 48.945m (160.58')
- 10 N83°42'35"W 130.393m (427.80')
- 53 S83°42'35"E 111.769m (366.70')
- 54 N89°30'00"E 61.225m (200.87')
- 55 S83°42'35"E 56.338m (184.84')
- 56 S37°06'06"E 3.670m (12.04')
- 57 S83°42'35"E 12.653m (41.51')
- 58 S18°07'10"E 11.348m (37.23')
- 59 N71°52'50"E 3.048m (10.00')
- 60 N18°07'10"W 9.965m (32.69')
- 61 N41°51'06"E 4.496m (14.75')
- 62 N7°59'27"E 4.574m (15.01')

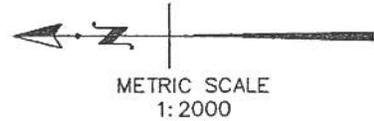
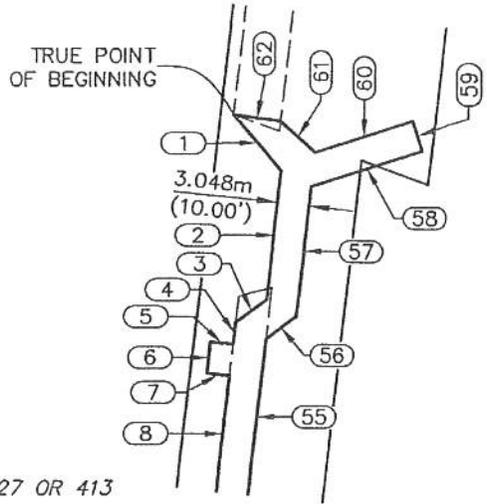
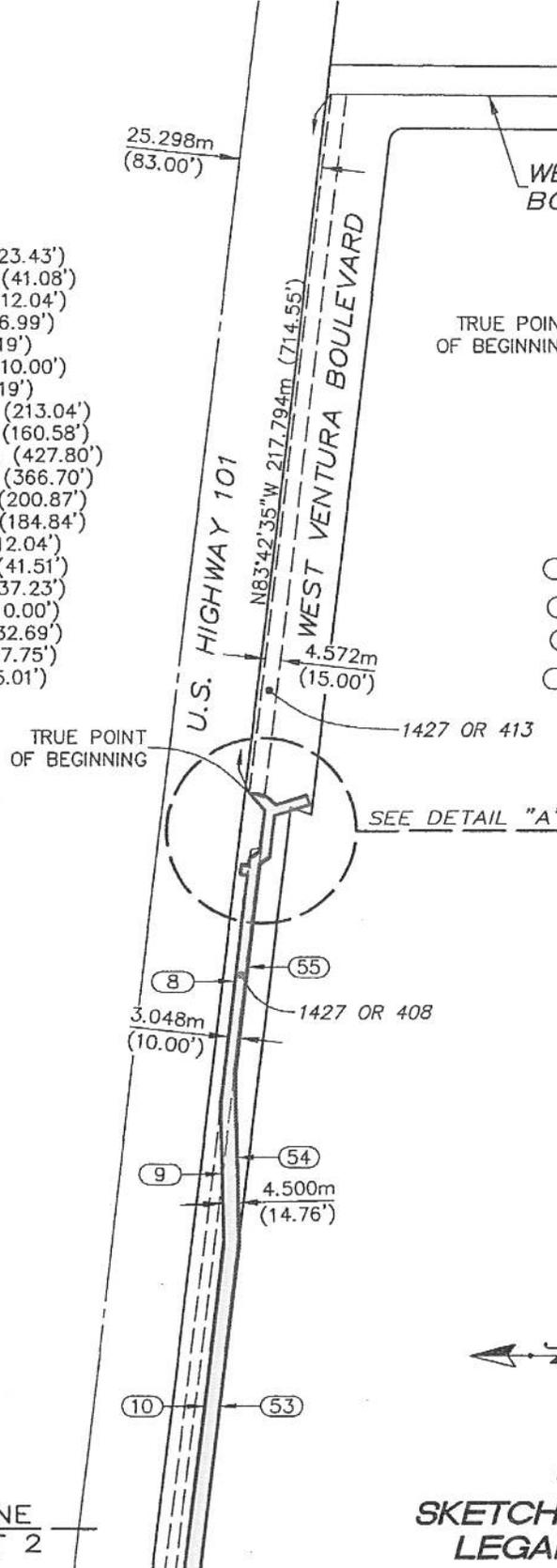
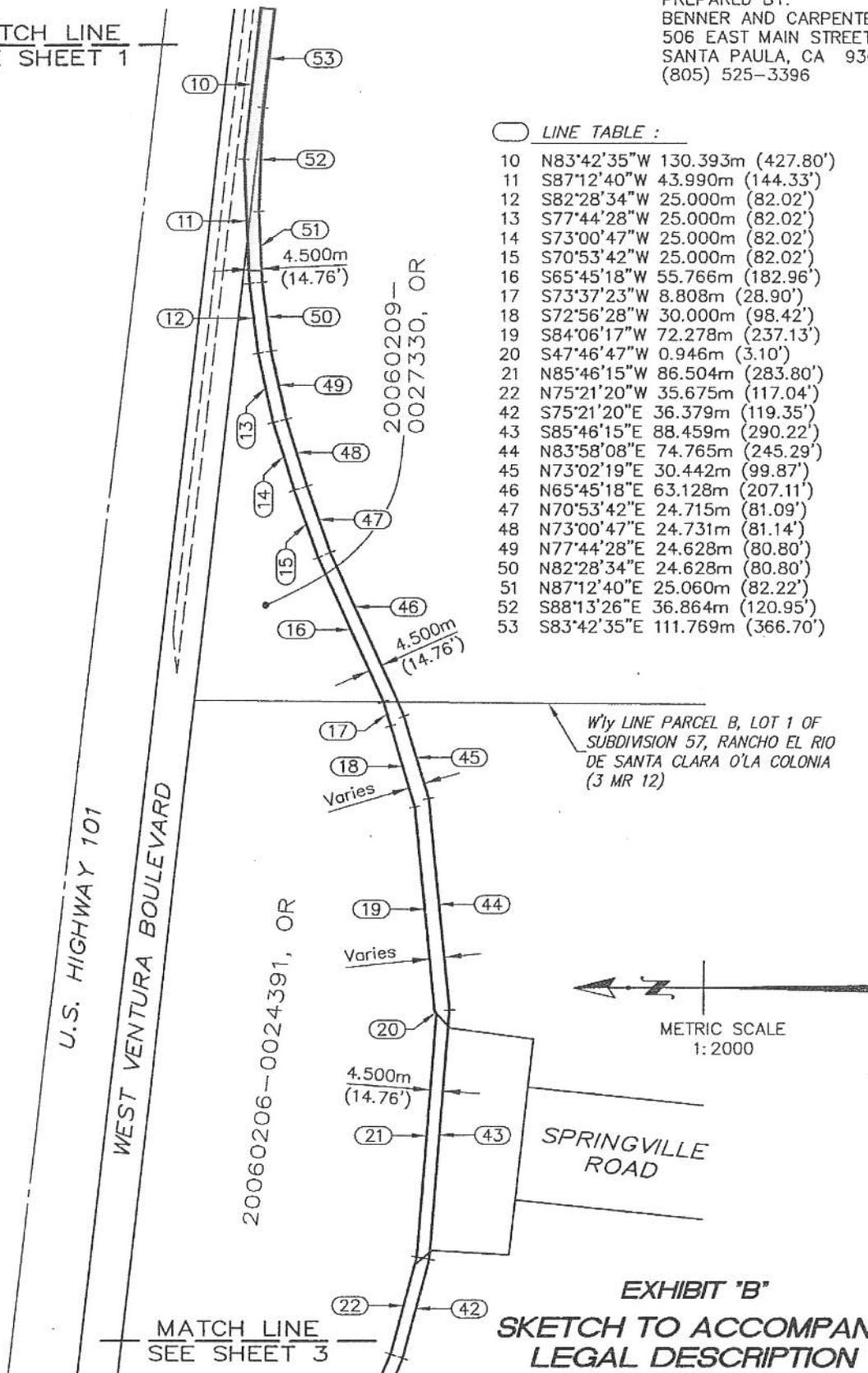


EXHIBIT "B"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

MATCH LINE
 SEE SHEET 1

○ LINE TABLE :

10	N83°42'35"W	130.393m	(427.80')
11	S87°12'40"W	43.990m	(144.33')
12	S82°28'34"W	25.000m	(82.02')
13	S77°44'28"W	25.000m	(82.02')
14	S73°00'47"W	25.000m	(82.02')
15	S70°53'42"W	25.000m	(82.02')
16	S65°45'18"W	55.766m	(182.96')
17	S73°37'23"W	8.808m	(28.90')
18	S72°56'28"W	30.000m	(98.42')
19	S84°06'17"W	72.278m	(237.13')
20	S47°46'47"W	0.946m	(3.10')
21	N85°46'15"W	86.504m	(283.80')
22	N75°21'20"W	35.675m	(117.04')
42	S75°21'20"E	36.379m	(119.35')
43	S85°46'15"E	88.459m	(290.22')
44	N83°58'08"E	74.765m	(245.29')
45	N73°02'19"E	30.442m	(99.87')
46	N65°45'18"E	63.128m	(207.11')
47	N70°53'42"E	24.715m	(81.09')
48	N73°00'47"E	24.731m	(81.14')
49	N77°44'28"E	24.628m	(80.80')
50	N82°28'34"E	24.628m	(80.80')
51	N87°12'40"E	25.060m	(82.22')
52	S88°13'26"E	36.864m	(120.95')
53	S83°42'35"E	111.769m	(366.70')



W/ty LINE PARCEL B, LOT 1 OF
 SUBDIVISION 57, RANCHO EL RIO
 DE SANTA CLARA O'LA COLONIA
 (3 MR 12)

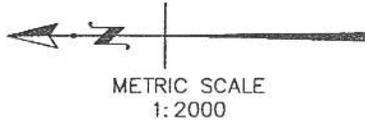
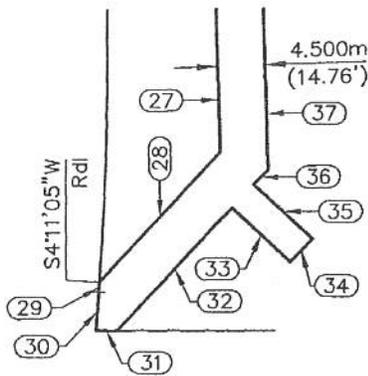
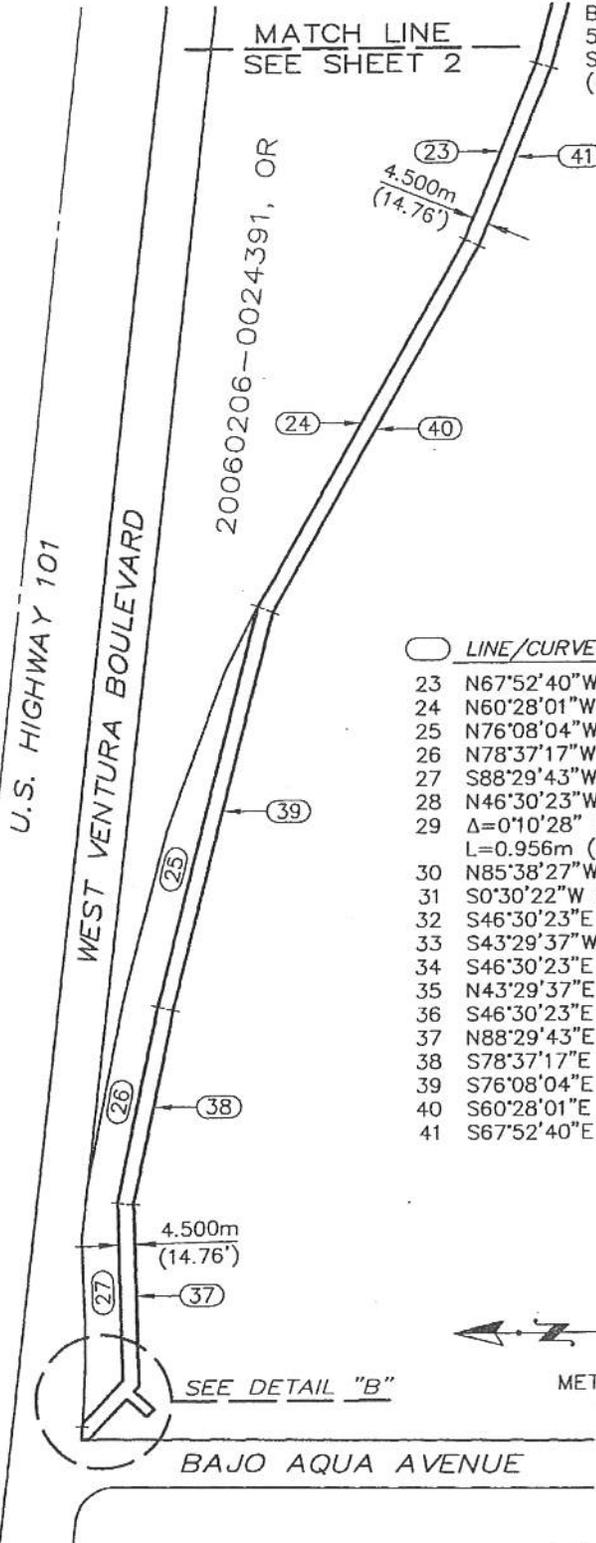


EXHIBIT 'B'
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION



DETAIL "B"
 NOT TO SCALE



LINE/CURVE TABLE :

23	N67°52'40"W	55.353m (181.60')
24	N60°28'01"W	122.470m (401.80')
25	N76°08'04"W	119.538m (392.19')
26	N78°37'17"W	57.901m (189.96')
27	S88°29'43"W	51.484m (168.91')
28	N46°30'23"W	17.184m (56.38')
29	Δ=0°10'28" R=313.944m (1030.00')	L=0.956m (3.14')
30	N85°38'27"W	3.741m (12.27')
31	S0°30'22"W	2.098m (6.88')
32	S46°30'23"E	16.242m (52.29')
33	S43°29'37"W	7.714m (25.31')
34	S46°30'23"E	3.048m (10.00')
35	N43°29'37"E	7.714m (25.31')
36	S46°30'23"E	1.970m (6.46')
37	N88°29'43"E	52.839m (173.36')
38	S78°37'17"E	57.295m (187.98')
39	S76°08'04"E	118.821m (389.83')
40	S60°28'01"E	122.142m (400.73')
41	S67°52'40"E	55.938m (183.53')

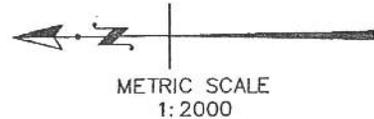


Exhibit "B"

[INSERT COSTCO PROPERTY DESCRIPTION]

EXHIBIT B
COSTA PROPERTY
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 2 as shown on Notice of Approval of Lot Line Adjustment and Certificate of Compliance - Lot Line Adjustment Number: LD-560A recorded March 05, 2025 as Instrument No. 2025000014867 of Official Records, being more particularly described as follows:

That portion of Parcel "B" of City of Camarillo Lot Line Adjustment No. LD-537A, in the City of Camarillo, County of Ventura, State of California, as described in the Notice of Approval of Lot Line Adjustment and Certificate of Compliance recorded November 16, 2017, as Instrument No. 20171116-00149381 of Official Records of said County, lying Easterly of the following described line:

Beginning at the Northeast corner of said Parcel "B":

Thence, along the Northerly line of said Parcel "B", North 83°41'03" West 923.77 feet to the true Point of Beginning;

Thence, leaving said Northerly line,

1st South 0°42'49" West 979.71 feet to the Southerly line of said Parcel "B".



STAFF REPORT

To: Engineering and Operations Committee Members

Through: Mauricio Guardado, General Manager
Dr. Maryam Bral, Assistant General Manager

From: Robert Richardson, Engineering Manager
Nathan Summerville, Senior Engineer

Date: December 29, 2025 (January 8, 2026, meeting)

Agenda Item: 3.2 Accept Permanent Access Easement from Costco Wholesale Corporation for the Pleasant Valley Pipeline
Motion

Staff Recommendation:

Consider recommending that the full Board of Directors authorize the General Manager to sign and record the Permanent Access Easement granted by Costco Wholesale Corporation related to the Pleasant Valley Pipeline facility near Springville Drive in the City of Camarillo.

Background:

United Water Conservation District operates the Pleasant Valley (PV) Pipeline to deliver non-potable surface water for agricultural irrigation as part of a broader strategy to reduce groundwater pumping and mitigate effects of seawater intrusion in the Oxnard Basin. The PV Pipeline was constructed in 1956, and portions of the facility were realigned in 2011 to accommodate the construction of the Springville Drive Interchange. As part of the realignment, the District holds an easement granted by the City of Camarillo to access, operate, maintain, and repair the underground facility within the easement area. The existing legal document requires expressed written consent from the District before any work within the easement area may take place. Costco Wholesale Corporation (Costco) contacted the District to request a letter of non-interference related to a proposed development that is situated in the City of Camarillo, bounded by United States Route 101 to the north, Springville Drive to the west, Ventura Boulevard to the south, and existing commercial development to the east.

Discussion:

The existing easement granted by the City of Camarillo is generally 15 feet wide to accommodate the 54-inch diameter PV Pipeline. For future repair or replacement activities, this would not be sufficient right-of-way to effectively excavate and work on the facility. To address the lack of space and prepare for future work, a variable width

Agenda Item: 3.2 Authorize Acceptance of the Offer of Permanent Access Easement from Costco Wholesale Corporation
Motion

easement approximately 50 feet wide has been negotiated along the northern edge of the development across the full length of the District's facility within the portion of property owned by Costco. The new easement granted by Costco will provide the District with sufficient access for operation and maintenance purposes and will prohibit Costco from constructing future obstructions (e.g. buildings, fences, walls, structures) in the easement area adjacent to the pipeline. The new easement is depicted in Exhibits B and C under the Attachment. District legal counsel assisted in the development of the easement language. If the easement is accepted by the Board of Directors, the Attachment will be recorded with the Ventura County Recorder's Office.

Mission Goal:

This agreement meets Mission-Related Goal B, System Reliability, and Mission Supportive Goal D, Fiscal Responsibility.

Fiscal Impact:

There is no cost to the District for this easement.

Attachment:

Grant of Permanent Access Easement from Costco Wholesale Corporation

RECORDING REQUESTED BY:

United Water Conservation District

WHEN RECORDED MAIL TO:

City of Camarillo
601 Carmen Drive
Camarillo, CA 93010

APN:

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

GRANT OF PERMANENT ACCESS EASEMENT

Costco Wholesale Corporation, a Washington corporation as Grantor, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the United Water Conservation District, an independent special district, its successors and assigns, as Grantee, an access easement in, over, upon, under and across the lands hereinafter described herein, for the purposes of access by Grantee to that certain Waterline & Access Road Easement dated February 12, 2012 and recorded on March 21, 2012 under Ventura County Clerk and Recorder Number 20120321-00053257-0, located adjacent to Grantor's property.

The Grantor's Property is described in Exhibit A, attached hereto and made a part hereof. This access easement is located on the northern sixty (60) feet of the Grantor's Property, (herein the "Access Easement Area"), as depicted on Exhibit B, attached hereto and made a part hereof.

Grantor and his successors and assigns agree that no buildings of any kind shall be installed, constructed, erected, placed or maintained in the Access Easement Area, but the Grantor may construct parking, drive isles, retaining walls, landscaping, lighting and other appurtenances that are typically found in commercial parking areas. Grantor and his successors and assigns agree that after construction of the commercial parking area on Grantor's Property is completed, no new buildings, fences, walls, structures of any kind shall be installed, constructed, erected, placed, or maintained in the Access Easement Area.

Grantor(s) have the right to park, drive, and landscape (shrubs and groundcover) over the designated Access Easement Area. The easement is intended solely for Grantee access purposes, and no new structures related to the water conservation district are permitted within the boundaries of the easement.

Grantee shall have the right to clear any equipment and/or structures, to trim, cut down or clear away any trees, shrubs or other plants or vegetation whenever, in the Grantee's judgement, it is necessary for the convenient and safe exercise of the rights hereby granted.

Grantee shall notify the Grantor of any proposed work, including but not limited to maintenance, inspections, and assessments, across the said easement fifteen (15) days prior to the commencement of such work. Written consent must be obtained from the Grantor before the work can commence.

This instrument shall be binding upon and inure to the benefit of the successors and assigns of the Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has executed this instrument this 17th day of December, 2025.

Costco Wholesale Corporation



Print Name: _____

Gary Swearingen

(Print Title) **Assistant Secretary**

(Notary Cert. Attached)

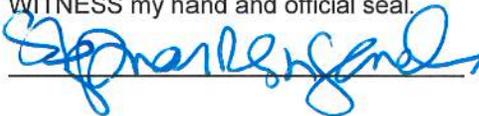
ALL-PURPOSE ACKNOWLEDGMENT

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

State of Washington }
County of King }

On December 17, 2025, before me, Stephanie Renae Gardner, Notary Public, State of Washington, personally appeared Gary Swearingen, Assistant Secretary of Costco Wholesale Corporation, a Washington corporation, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
 [Seal]



PUBLIC AGENCY CERTIFICATE OF ACCEPTANCE

Pursuant to the provisions of Government Code section 27281, this is to certify that the interest in real property conveyed by the Grant of Permanent Access Easement dated _____, ____, 202__, from **Costco Wholesale Corporation**, a Washington corporation ("Grantor"), to the UNITED WATER CONSERVATION DISTRICT ("Grantee"), is hereby accepted by the undersigned officer on behalf of the UNITED WATER CONSERVATION DISTRICT, pursuant to authority conferred by Board action dated _____, ____, 202__, and the Grantee consents to recordation thereof by its duly authorized officer.

DATED: _____

UNITED WATER CONSERVATION

By:

Its:

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 2 as shown on Notice of Approval of Lot Line Adjustment and Certificate of Compliance - Lot Line Adjustment Number: LD-560A recorded March 05, 2025 as Instrument No. 2025000014867 of Official Records, being more particularly described as follows:

That portion of Parcel "B" of City of Camarillo Lot Line Adjustment No. LD-537A, in the City of Camarillo, County of Ventura, State of California, as described in the Notice of Approval of Lot Line Adjustment and Certificate of Compliance recorded November 16, 2017, as Instrument No. 20171116-00149381 of Official Records of said County, lying Easterly of the following described line:

Beginning at the Northeast corner of said Parcel "B":

Thence, along the Northerly line of said Parcel "B", North $83^{\circ}41'03''$ West 923.77 feet to the true Point of Beginning;

Thence, leaving said Northerly line,

1st South $0^{\circ}42'49''$ West 979.71 feet to the Southerly line of said Parcel "B".

EXHIBIT B

DEPICTION OF THE EASEMENT AREA

EXHIBIT "B"
LEGAL DESCRIPTION
ACCESS EASEMENT

THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LD-560A, IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED MARCH 5, 2025 AS INSTRUMENT NO. 2025000014867 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 SOUTH 00°42'49" WEST 12.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 01°36'46" EAST;
THENCE LEAVING SAID EASTERLY LINE, WESTERLY AND SOUTHWESTERLY 30.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°47'14";
THENCE NORTH 78°53'47" WEST 53.15 FEET;
THENCE NORTH 87°51'13" WEST 159.28 FEET;
THENCE NORTH 87°31'44" WEST 198.08 FEET;
THENCE NORTH 85°28'27" WEST 36.16 FEET;
THENCE NORTH 89°17'11" WEST 30.00 FEET;
THENCE NORTH 75°29'24" WEST 36.80 FEET;
THENCE NORTH 84°13'53" WEST 249.62 FEET;
THENCE NORTH 86°18'13" WEST 138.09 FEET TO THE WESTERLY LINE OF SAID PARCEL 2;
THENCE ALONG SAID WESTERLY LINE NORTH 00°42'49" EAST 50.31 FEET TO THE GENERAL SOUTHERLY LINE OF A WATERLINE AND ACCESS ROAD EASEMENT RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 20120321-00053257-0 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AS HAVING A BEARING AND DISTANCE OF "N87°12'40"E 25.060M (82.22)";
THENCE ALONG THE SAID GENERAL SOUTHERLY LINE FOLLOWING TWO (2) COURSES:
1) NORTH 87°14'12" EAST 2.98 FEET AND,
2) SOUTH 88°11'54" EAST 120.54 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2;
THENCE ALONG THE SAID NORTHERLY LINE SOUTH 83°41'03" EAST 799.68 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.972 ACRES, MORE OR LESS.

SUBJECT TO ALL EXISTING CONDITIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS, OFFERS OF DEDICATION, RIGHTS AND RIGHTS OF WAY OF RECORD IF ANY.

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

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Jeffrey J. Lenherr

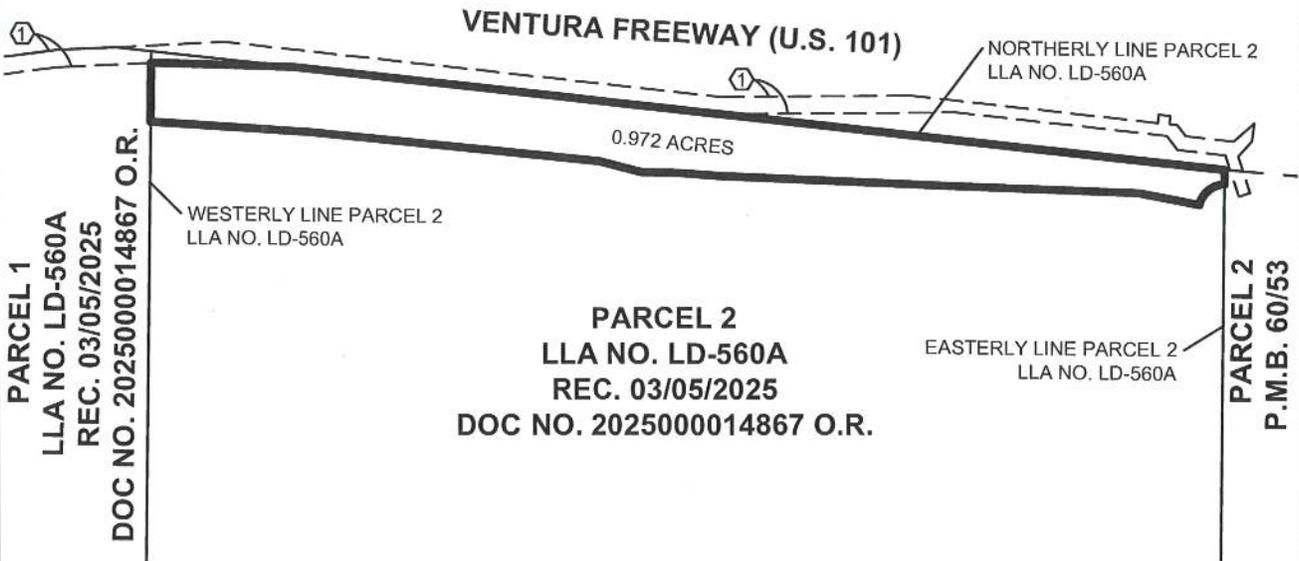
JEFFREY J. LENHERR
P.L.S. 9305

12/10/2025
DATE

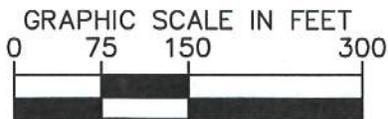


EXHIBIT "C"
ACCESS EASEMENT

SHEET 1 OF 2



① AN EASEMENT FOR WATERLINE AND ACCESS ROAD PURPOSES
IN FAVOR OF UNITED WATER CONSERVATION DISTRICT
RECORDED MARCH 21, 2012 AS INSTRUMENT NO.
20120321-00053257-0, OFFICIAL RECORDS.



SCALE: 1" = 150'



PREPARED UNDER MY DIRECTION

Jeffrey J. Lenherr

JEFFREY J. LENHERR P.L.S. 9305

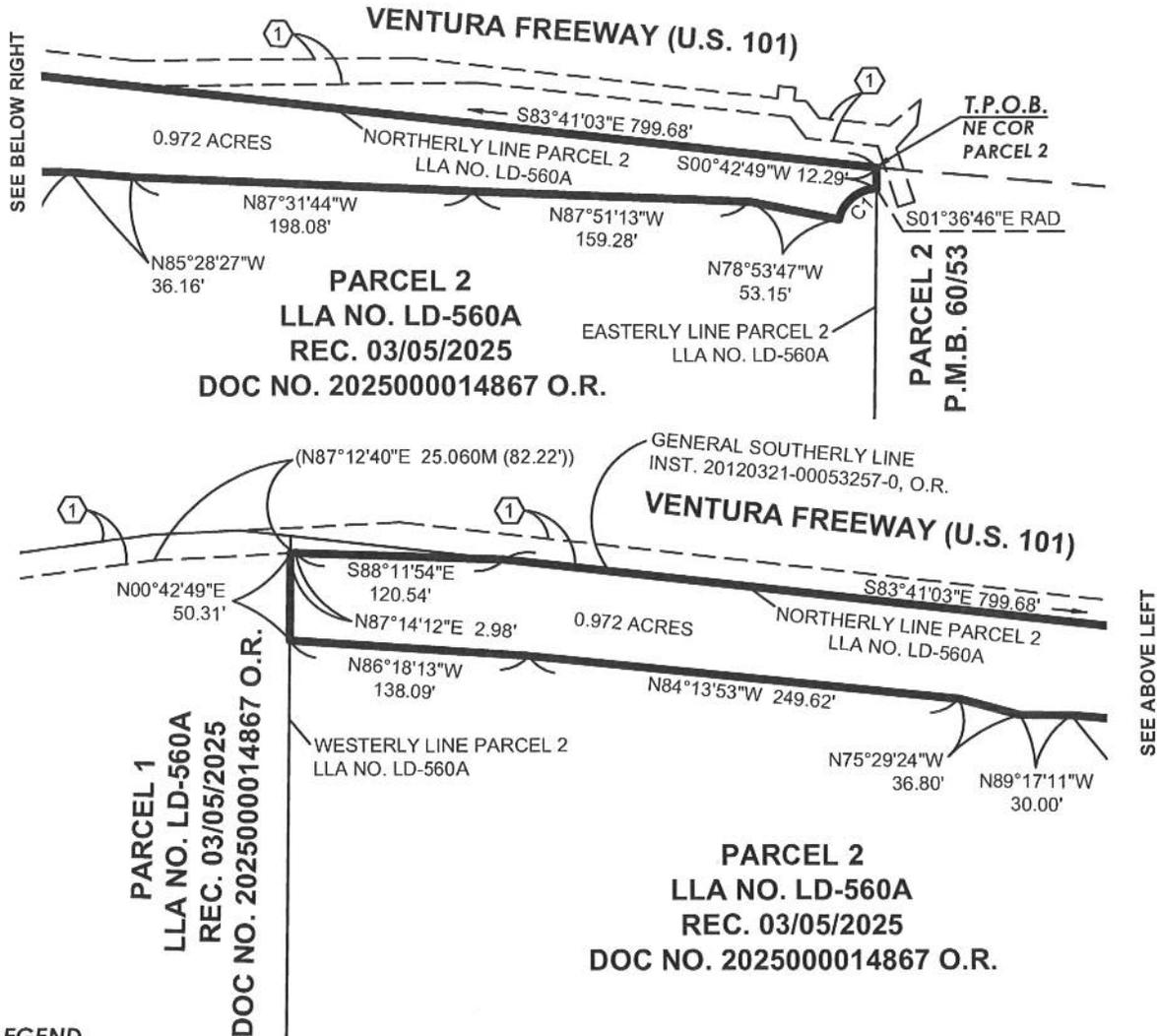
DATE: 12/16/25

Kimley»Horn

1100 TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: 714-939-1031
WWW.KIMLEY-HORN.COM

EXHIBIT "C"

ACCESS EASEMENT



LEGEND

- COR CORNER
- DOC DOCUMENT
- LLA LOT LINE ADJUSTMENT
- NE NORTHEAST
- NO. NUMBER
- O.R. OFFICIAL RECORDS
- P.M.B. PARCEL MAP BOOK
- T.P.O.B. TRUE POINT OF BEGINNING

① AN EASEMENT FOR WATERLINE AND ACCESS ROAD PURPOSES IN FAVOR OF UNITED WATER CONSERVATION DISTRICT RECORDED MARCH 21, 2012 AS INSTRUMENT NO. 20120321-00053257-0, OFFICIAL RECORDS.

CURVE DATA:

C1 Δ=74°47'14" R=23.00' L=30.02'

- RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- ACCESS EASEMENT



GRAPHIC SCALE IN FEET

0 50 100 200



SCALE: 1" = 100'

Kimley»Horn

1100 TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: 714-939-1031
WWW.KIMLEY-HORN.COM

STAFF REPORT

To: Engineering and Operations Committee Members

Through: Mauricio Guardado, General Manager
Dr. Maryam Bral, Assistant General Manager

From: Robert Richardson, Engineering Manager

Date: December 29, 2025 (January 8, 2026, meeting)

Agenda Item: 4.1 Engineering Department Monthly Report
Information item

Staff Recommendation:

Receive this summary report from the Engineering Department regarding its activities for November 2025, as well as receive a presentation of its highlights. Please refer to the end of the report for a list of acronyms.

Discussion:

Santa Felicia Dam Safety Improvement Project

- **FERC Compliance:**
 - **November 3:** FERC notified the District that the 2027 Part 12D Inspection Report is due on November 3, 2027, and requested an initial kick-off call within 30 days. Staff coordinated with FERC to schedule the 2027 SFD Part 12D Initial Conference Call for December 2, 2025.
 - **November 10:** Staff received a draft 2025 SFD Survey Monitoring Report from ECG.
 - **November 19:** Engineering Staff provided EAP overview training to Lake Piru Park Rangers (see **Figure 1**).
 - Staff continued preparation of the end-of-year FERC Reports (ASCC, DSSMR, EAP Status Report, ODSP and Annual CDSE Report), as well as implementing internal EAP binder updates.

- **Outlet Works Improvement Project:**
 - **November 6:** Staff submitted comments (District and BV) to GEI on the ICF Structural Stability Analysis.
 - **November 18:** Staff presented to the VC Board of Supervisors on the SFD SIP, during which the Board adopted a resolution supporting the project (see **Figure 2**).
 - **November 25:** Staff e-filed a request with FERC for an extension of time to close any remaining BOC comments on the SFD OW Project by BOC

4.1 Engineering Department Monthly Report Information Item

Meeting No. 11, which had been rescheduled from November 3-4, 2025, to March 25–26, 2026.

- *Grants – See the Grants section as part of this report.*
- *Please see the Monthly Environmental Services Department Report for updates on the Project’s environmental compliance and permitting process.*

Lake Piru Recreation Area FIP

- Lake Piru Campground and Recreation Area Renovations:
 - Water Treatment Plant Improvements:
 - Staff conducted LPWTP site visits with prospective system integrators to discuss potential I&C upgrade needs and design services for the project.
 - Staff received a proposal from a prospective firm for a turbidity curtain for the pump barge.
 - Staff provided comments to Stantec on their proposal for the LPWTP Improvement Project.
 - Restroom Improvements:
 - Staff received two quotes from environmental testing companies for lead/asbestos testing for the LOG and Oak Lane restrooms.
- Lake Piru Asphalt
 - Staff completed 65% design documents in support of the Lake Piru Boating Access Enhancement grant application.
 - *Grants – See the Grants section as part of this report.*

Freeman Diversion Expansion

- Staff continued to meet with its design team (NHC and GEI) and technical advisors to advance the design and data needs related to the MSHCP.
- **November 13:** Staff conducted a site visit with GEI to support the 30% design effort for the Improved Denil. Six key staff members from GEI joined four United staff members for an extensive site walk of the existing Freeman Facility and related infrastructure.
- *Please see the Monthly Environmental Services Department Report for updates on the Project’s environmental compliance and permitting process.*

Freeman Conveyance System Upgrade – Freeman to Ferro

- **November 19:** Staff met with the new project manager from HDR to establish a schedule for preparing the permit submittal package to Caltrans.

El Rio

- **November 4:** Engineering Staff and O&M conducted a site walk regarding a proposed 6" water line for Clearwell No. 2 washdown and a future storage building.
- Staff prepared preliminary plans for the proposed 6" water line.

OH Pipeline

- **November 5:** Staff held a kick-off meeting to prepare the 2025 UWMP.

4.1 Engineering Department Monthly Report Information Item

- **November 19:** Staff participated in the Vineyard Avenue MWC Consolidation Monthly Project Meeting and Staff is working with their consultant (NV5) on pending RFIs.
- Staff drafted a notice-to-test BPA letter in compliance with new cross-connection control regulations and coordinated with O&M on issuance to users in December.

OH Well Replacement

- **November 7:** Staff directed the consultant to begin work on Well 17 Rehabilitation Design. The contract with Kyle Groundwater, Inc. (Kyle) was executed on November 5, 2025.
- **November 17:** Staff kicked off the Well 17 Rehabilitation Project with Kyle to address high turbidity issues detected in Well 17.

Pleasant Valley Pipeline

- **November 7:** Staff provided a response to Costco's consultant, Kimley-Horn, regarding the latest design package and timeline. Staff met with Kimely-Horn to discuss pipe loading calculations and agreed to make corrections to the calculations.
- Staff reached out to Faring Capital and the City of Camarillo for an update on the Envision Auto Center Project. The design development team responded with a design package and requested the District's feedback.

Pumping Trough Pipeline

- **November 4:** Engineering Staff conducted a site walk with O&M regarding a proposed communications conduit across Ventura Road for the PTP Mainline Meter located east of Central Avenue that measures surface water deliveries to the PTP System.
- Staff prepared preliminary plans of the proposed communications conduit for submittal of a permit application to the City of Camarillo. Staff also drafted a utility request.

Rice Avenue Grade Separation Project and Impact on PTP

- Staff continued to monitor construction progress. The Contractor continues to build the earthen embankment east of PTP Well No. 4 and anticipates constructing piles for the bridge embankment supports over Fifth Street between late 2025 and early 2026. District Staff anticipate conducting a land survey in 2026 of the area south of PTP Well No. 4 which was identified as future access to the well site.

PTP Recycled Water Connection – Laguna Road Pipeline Project

- **November 24:** Staff met with Toro regarding pressure testing of the newly installed flow meter.

4.1 Engineering Department Monthly Report Information Item

- **November 18:** Staff held a coordination meeting with the City of Oxnard and PVCWD on proposed short-term recycled water delivery through PVCWD to the PTP system.
- **November 20:** Staff held a coordination meeting with LARWQCB Staff regarding proposed short-term recycled water delivery to the PTP system.

Extraction Barrier and Brackish Water Treatment Project

- **November 3:** Staff received a request from NBVC regarding the expiring Phase 1A license agreement which authorizes access for land surveying, geotechnical exploration, and environmental surveying. Staff discussed a potential two-year extension with NBVC Staff.
- **November 19:** Staff held a meeting with NBVC's CSO, PWO, and ED. Staff provided project background, project status, and a financial summary. The CSO and PWO agreed to elevate the priority of review and approval of the Phase 1A and 1B SARs.
- Staff received a new RFI from the NBVC RPM related to the Phase 1A SAR. Staff began preparing responses.
- Staff continued to coordinate with P2S on K/J's review of the power study and additional information needs.
- K/J completed review of the draft geotechnical report and provided comments to Earth Systems. A meeting is scheduled to identify information needs to advance to the 60% design.
- *Grants – See the Grants section as part of this report.*

Asset Management/CMMS System

- Staff continued to compile information related to the PV Pipeline for the asset registry.
- Staff worked with its consultant, HDR, to develop a scope of work for the next stage of OH Pipeline condition assessments and cathodic protection system improvements.

Utility Requests

- Staff responded to three (3) Utility Requests.

Grants

- **DWR:**
 - **DWR Dam Safety and Climate Resilience Local Assistance Program**
 - **November 13:** Staff held a Project Grant Funding Coordination Meeting with Cal Strat. The solicitation will be tentatively released at the end of 2025, or the beginning of 2026.
- **Cal OES:**
 - **FEMA:**
 - **HMGP – SFD SIP Projects (Outlet Works Improvement Project):**

4.1 Engineering Department Monthly Report Information Item

- Staff continued working on a response to Cal OES' sub-application RFIs for the HMGP grant application in coordination with BV and GEI. The RFI due date was extended by Cal OES to November 21 and was submitted by the deadline.
- **SWRCB:**
 - **GWGP – EBB WTP:**
 - **November 12:** Staff submitted the SWRCB invoice and progress report No. 5.
 - **November 18:** Staff submitted the revised labor certification for Invoice No. 5.
- **CDFW:**
 - **Boating Access Grant Program – Lake Piru:**
 - **November 7:** Staff submitted a grant application for pavement rehabilitation in the Marina area in the amount of \$363,000 with a total estimated project cost of \$484,000. There is a 25% local cost match requirement for the grant. Award announcements are anticipated in Summer 2026.
- **DBW**
 - **Floating Restroom Program Grant – Lake Piru**
 - **November 24:** Staff held a meeting with DBW Staff regarding the Floating Restroom Program Grant opportunity. Grant applications are due on December 19, 2025.

Professional Development (Conferences, Trainings, Webinars)

- **November 13:** Staff attended the APWA Luncheon "Update on the Las Virgenes-Triunfo Pure Water Project."
- **November 13:** Sonja Flores attended the PPIC Water Conference Webinar titled "California Water and a Changing Federal Partnership."
- **November 21:** Staff attended the AWA Waterwise Breakfast featuring an "Annual Update from the General Managers" presentation.

Public Outreach Activities

- **November 19:** Staff attended a tour of CMWD's Salinity Management Pipeline, which included stops at the Hueneme Pier outfall, Hueneme Road pressure-reducing station, and South Lewis Road break tank. The tour included a presentation on the design, permitting, and construction process, including future expansion plans.
- **November 19:** Staff provided a tour of the Fe/Mn Treatment Plant to DWR and CMWD Staff (see **Figure 3**). The tour is provided as a post-construction follow-up to the IRWM P1R1 grant.

4.1 Engineering Department Monthly Report Information Item



Figure 1 - November 19, 2025 - Adrian Quiroz providing an EAP overview to LPRA Park Rangers.



Figure 2 - November 18, 2025 - Maryam Bral presenting the SFD SIP to the VC Board of Supervisors.

4.1 Engineering Department Monthly Report Information Item



Figure 3 - November 19, 2025 - Robert Richardson providing a tour of the Fe/Mn Treatment Plant to DWR and CMWD Staff.

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**4.1 Engineering Department Monthly Report
Information Item**

Acronym Index

Acronym	Definition
AALRR	Atkinson, Andelson, Loya, Ruud & Romo Law Firm
APWA	American Public Works Association
ASCC	Annual Security Compliance Certification
AWA	Association of Water Agencies
BCA	Benefit-Cost Analysis
BOC	Board of Consultants
BOD	Board of Directors
BPA	Backflow Prevention Assembly
BV	Black & Veatch
CAD	Computer-Aided Design
Cal OES	California Governor's Office of Emergency Services
Cal Strat	California Strategies
Caltrans	California Department of Transportation
CDFW	California Department of Fish and Wildlife
CDSE	Chief Dam Safety Engineer
CMMS	Computerized Maintenance Management System
CMWD	Calleguas Municipal Water District
CSO	Chief Staff Officer
DBW	Division of Boating and Waterways
DSSMR	Dam Safety Surveillance and Monitoring Report
DWR	California Department of Water Resources
EAP	Emergency Action Plan
ECG	Encompass Consulting Group
ED	Executive Director
ESD	Environmental Services Department
Fe/Mn	Iron and Manganese
FEMA	Federal Emergency Management Agency
FERC	Federal Regulatory Commission
FIP	Facility Improvement Project
GEI	GEI Consultants
GIS	Geographic Information Systems
GWGP	Groundwater Grant Program
HDR	HDR Consultants, Inc.
HMGP	Hazard Mitigation Grant Program
I&C	Instrumentation and Control
ICF	Intake Control Facility
IRWM	Integrated Water Management Plan

**4.1 Engineering Department Monthly Report
Information Item**

Acronym	Definition
K/J	Kennedy Jenks Consultants, Inc.
LARWQCB	Los Angeles Regional Water Quality Control Board
LOG	Lower Olive Grove
LPRA	Lake Piru Recreation Area
LPWTP	Lake Piru Water Treatment Plant
MSHCP	Multiple Species Habitat Conservation Plan
MWC	Mutal Water Company
NBVC	Naval Base Ventura County
NHC	Northwest Hydraulic Consultants
NV5	Nv5 Global, Inc.
ODSP	Owners Dam Safety Program
O&M	Operations and Maintenance
OH	Oxnard Hueneme
OW	Outlet Works
P2S	P2S Engineering, Inc.
P&ID	Piping and Instrumentation Diagram
PPIC	Public Policy Institute of California
PTP	Pumping Trough Pipeline
PV	Pleasant Valley
PVCWD	Pleasant Valley County Water District
PWO	Public Works Officer
RDML	Rear Admiral
RFI	Request for Information
RPM	Real Property Manager
SAR	Site Approval Request
SFD	Santa Felicia Dam
SIP	Safety Improvement Plan
SWRCB	State Water Resources Control Board
Toro	Toro Enterprises, Inc.
UWMP	Urban Water Management Plan
VC	Ventura County



STAFF REPORT

To: Engineering and Operations Committee Members

Through: Mauricio Guardado, General Manager
Anthony A. Emmert, Assistant General Manager
Dr. Maryam Bral, Assistant General Manager

From: Marissa Caringella, Environmental Services Manager

Date: December 16, 2025 (January 8, 2026, meeting)

Agenda Item: **4.2 Environmental Services Department Monthly Report**
Information Item

Staff Recommendation:

Review this staff report from the Environmental Services Department (ES) staff regarding its activities for the month of November 2025.

Discussion:

1. Santa Felicia Project Operations and Federal Energy Regulatory Commission License Support

Water Release Plan and Water Release and Ramping Rate Implementation Plan

Under the Water Release Plan and the Federal Energy Regulatory Commission (FERC) license for the Santa Felicia Project, United is required to make certain water releases from the Santa Felicia Dam for steelhead habitat and migration when specific triggers are met. Triggers for habitat water releases are based on cumulative rainfall within the water year. The measured cumulative rainfall for the 2025 water year did not exceed the triggers for enhanced water releases; therefore, the minimum required habitat water release between June 1 through October 1, 2025, was seven cubic feet per second. Beginning October 2, 2025, the minimum required water release will continue to be seven cubic feet per second through January 1, 2026.

Historic Properties Management Plan (HPMP)

On November 18, 2025, ES staff followed the October 2025 HPMP Annual Report submittal with a supplemental status update. United informed FERC that no comments or meeting requests were received, thus finalizing the 2025 Annual Reporting Process. The HPMP Annual Report documented all work conducted under the HPMP within the reporting period (October 1, 2024, through September 30, 2025), including built environment property

4.2 Environmental Services Department Monthly Report Information Item

findings, activity specific cultural resource surveys, a summary of conducted screened activities, and a summary of exempt work activities conducted utilizing cultural resource avoidance and mitigation measures. In addition, on November 12, 2025, ES staff accompanied a contracted cultural expert to conduct cultural surveys as part of United's FERC compliance. The cultural team surveyed for cultural and historical resources at the Lake Piru Recreation Area and Santa Felicia Dam. The surveys will be incorporated into the 2026 HPMP annual report.

2. Increased State Water Project Imports from Pyramid Lake to Lake Piru

In June 2025, ES staff collaborated with the Department of Water Resources (DWR) to finalize and submit United's request for a variance to DWR and Los Angeles Department of Water and Power's FERC license for Pyramid Lake to allow increased State Water Project (SWP) imports from Pyramid Dam to Lake Piru. ES staff and DWR also prepared a request for a temporary amendment to the Clean Water Act 401 Water Quality Certification (WQC) from the State Water Resources Control Board (SWRCB). Both the FERC temporary variance request and the SWRCB temporary amendment to the 401 WQC were submitted to the respective agencies by DWR on June 30, 2025, and approval is pending.

On September 5, 2025, FERC filed an information request asking for analysis of nine additional species and consultation with the USFWS, California Department of Fish and Wildlife (CDFW), and the U.S. Forest Service (USFS) on the variance request. On October 30, 2025, the additional species analysis and documentation of consultation with the USFWS, USFS, and CDFW were submitted to FERC, fulfilling FERC's request for information.

On October 8, 2025, FERC issued a Notice of Intent (NOI) to prepare a National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the proposed temporary variance. Per the NOI, FERC plans to issue the EA by December 15, 2025. During the month of November, following the end of the federal government shutdown, staff coordinated with FERC regarding timing of the NEPA EA. FERC staff indicated that no additional information was needed and the EA was in review internally within their agency.

3. Freeman Diversion Operations

During the month of November 2025, ES staff supported Freeman Diversion operations and maintenance activities by coordinating with resource agencies as needed, conducting pre-construction surveys, and providing on-site biological monitoring. ES staff supported Operations and Maintenance staff with planning and operational responses to several storm systems, cumulatively resulting in an extremely wet November (second wettest on record at Oxnard Airport gage; wettest on record for portions of Los Angeles and Santa Barbara Counties).

On November 24, 2025, ES staff accompanied CDFW staff during monthly surveys upstream and downstream of the Freeman Diversion. No *O. mykiss* were observed.

4.2 Environmental Services Department Monthly Report Information Item

4. Multiple Species Habitat Conservation Plan

On September 10, 2025, Judge Carter issued an Opinion in the Wishtoyo et al. v. United Water case. United staff is coordinating with legal counsel to ensure compliance with the Opinion.

On November 6, 2025, legal counsel submitted an ex parte application to Judge Carter to extend all deadlines in the September 10, 2025, Opinion (Dkt 693) by 60 days due to the federal government shutdown. Wishtoyo opposed United's application and on November 10, 2025, Judge Carter issued an order denying the application. Due to the denial of the ex parte application, and in accordance with the requirements of the September 10, 2025, Court Order, on November 10, 2025, United submitted a request to the U.S. Army Corps of Engineers for initiation of ESA Section 7 consultation for construction of the Hardened Ramp fish passage design.

On November 13, 2025, ES staff met with CDFW staff to discuss permitting processes to support the January 8, 2025, permit deadlines in the September 10, 2025, Opinion.

On November 13, 2025, ES, Engineering, and O&M staff hosted a tour of the Freeman Diversion headworks for the GEI engineering design team currently working on the Improved Denil design.

On November 24, 2025, staff and executive management held an internal workshop on the proposed Multiple Species Habitat Conservation Plan in preparation for the January 8, 2025, application deadlines.

5. Extraction Barrier and Brackish Water Treatment Project (EBB Water Project)

On November 19, 2025, ES staff accompanied the Engineering dept on a tour of Calleguas Municipal Water District's Salinity Management Pipeline. The tour was relevant to design and permitting for Phase 2 of the EBB Water Project.

6. Quagga Mussel Management

Throughout the month of November 2025, ES staff continued conducting quagga mussel monitoring activities on Lake Piru, lower Piru Creek, and the spillway pool in accordance with the Quagga Mussel Monitoring and Control Plan. ES staff also continued quagga mussel veliger (larva) sampling in the United's lower system. On November 31, 2025, District staff attended a regular coordination meeting with Pleasant Valley County Water District.

7. Grant Efforts

In November 2025, ES staff supported Engineering and the Grant Task Force by completing environmental materials for the Lake Piru Boating Access Enhancement Project. United is applying for funding for the Project under the CDFW FY 2026–27 Boating Access Grant

4.2 Environmental Services Department Monthly Report Information Item

Program. United submitted an application on November 7, 2025. CDFW will announce selections in early summer 2026.

8. Sustainable Groundwater Management Act

On November 6, 2025, ES staff completed environmental DNA sampling at the East Grove groundwater dependent ecosystem. This sampling was conducted in accordance with the East Grove Groundwater Dependent Ecosystem Aquatic Study Plan on behalf of the Fillmore Piru Basins GSA. Samples were sent to CSU Humbolt to be analyzed (metabarcoding) for a wide variety of native and non-native fish species.

9. Miscellaneous

On November 14, 2025, ES staff attended the 2025 Annual Wildlife Symposium hosted by the California Central Coast Chapter of The Wildlife Society and presented a poster on Pacific Lamprey in the Santa Clara River at the Symposium.

On November 20, 2025, ES staff attended the WaterWise presentation, "The Big Three: Annual Update from the General Managers."

On November 20, 2025, ES staff attended Nossaman's 2025 Environmental Law & Policy Seminar in Costa Mesa. Key topics presented included CEQA Reforms and NEPA Rollback, CEQA Mitigation & CESA Permitting, and ESA, CESA, and CWA Permitting Developments.

On November 28, 2025, ES staff participated in United's float at the Santa Paula 75th Annual Holiday Parade.

During the month of November, ES and Human Resources staff interviewed candidates for the part-time ES Field Assistant position. Three candidates were selected and will start on December 16, 2025.



STAFF REPORT

To: Engineering and Operations Committee Members

Through: Mauricio Guardado, General Manager
Dr. Maryam Bral, Assistant General Manager

From: Craig Morgan, Chief Operations Officer
Randy Castañeda, Operations Supervisor - Water Treatment
Ed Reese, Control Systems Supervisor
J.D. Smallwood, Operations Supervisor - Water Distribution

Date: December 16, 2025 (January 8, 2026, meeting)

Agenda Item: 4.3 Operations and Maintenance Department Monthly Report
Information item

Staff Recommendation:

Receive this summary report from the Operations and Maintenance Department regarding its activities for November 2025, as well as a presentation of its highlights.

1. Major Facilities Update

- **Santa Felicia Dam**
 - On November 1, 2025, Lake Piru level was 972.6' and on November 30, 2025, the lake level increased to 994.3' due to increased inflows caused by the 7.73" of rain received in the month of November.
 - The annual Conservation Release ramp-down was completed within compliance on November 2, 2025. Flows have now been reduced to the minimum Habitat Flow requirement of 7+ cubic feet per second (cfs).
 - Santa Felicia Dam outflows varied between 14 cfs and 7 cfs as part of the Conservation Release ramp-down procedure.
 - SFD's monthly inspection was completed and submitted for the month of November.
 - The monthly siren test was successfully completed on November 7, 2025. All systems operated as expected, and no issues were observed during the test.

- **Freeman Diversion, Saticoy, and El Rio Recharge Facilities**
 - Various maintenance activities and inspections are being conducted throughout the Saticoy Facility in preparation for winter storm events, supporting operational readiness and system reliability.
 - The annual Desilting Project began on October 27, 2025, and concluded on November 12, 2025. The project was curtailed due to an early-season heavy storm event; however, O&M staff successfully removed approximately 23,139 cubic yards of material from the Desilting Basin within the shortened timeframe.

4.3 Operations and Maintenance Department Monthly Report Information Item

- Storm diversions are being conducted at the Freeman Diversion in response to early-season storm events.
- Sediment flush operations are being conducted at the Freeman Diversion in response to multiple storm events occurring throughout the month of November.
- Static groundwater levels (distance to water - from the well pad to the water table):

Facility	2025*	2024	2023
Saticoy	28'	37'	28'
El Rio	69'	56'	71'
PTP	62'-105'	65'-105'	80'-111'

** Static groundwater levels are typically recorded in the last week of the month.
This table represents data in the month of November.*

- **Oxnard Hueneme Delivery System**
 - El Rio operators assisted with the Desilting Project.
 - El Rio staff went through troubleshooting procedures to address miscellaneous fault conditions with Fe/Mn Plant.
 - El Rio staff addressed maintenance issues at UWCD Headquarters building.
 - El Rio operators performed annual oil sampling and oil filter change outs on all four standby Gas Engines.
 - Staff continued to route new water and electrical lines to the new El Rio storage shed.
 - El Rio operators completed the excavation and exposure of Fe/Mn Plant 20" backwash water line for future hot-tap service.
 - El Rio operators began increased disinfection levels in OH Pipeline upon PHWA's request as they transitioned from using their typical treatment plant and started to primarily supply the City of Port Hueneme through UWCD/PHWA emergency connection on Pleasant Valley Road.
- **Pleasant Valley County Water District**
 - Water supply demand was met with surface water from Freeman Diversion.
- **Pumping Trough Pipeline**
 - El Rio operators performed monthly inspections and start-ups of emergency generators at all five PTP well sites and PTP reservoir.
 - El Rio staff replaced the defective check valve on PTP Well 1 discharge manifold.
 - El Rio staff monitored Rice Avenue Bridge construction work near PTP Well 4.
- **Control Systems**
 - Deployed the first trial run of the Ignition Alarming Notification System successfully.

4.3 Operations and Maintenance Department Monthly Report Information Item

- Provided Operations staff and leadership with training for the Ignition Alarm Notification System.
- Responded to and repaired the SFD Lower Access Gate.
- OH Well #8 meter installation was completed.
- Staff installed a new sump pump at HCV.
- Completed electrical installation for the new El Rio storage building.
- **Lake Piru Water Treatment Plant**
 - All the chlorine residuals and turbidity readings for the Lake Piru Water Treatment Plant (LPWTP) were within proper ranges in the month of November.
 - Monthly pH, turbidity, and coliform samples were obtained from the treatment plant as part of the Long-Term 2 Enhanced Surface Water Treatment Rule compliance monitoring. The results were favorable, with another passing grade.
 - On November 11, 2025, Operations and Maintenance staff successfully completed a media change-out for both Stage 1 and Stage 2 vessels at the LPWTP. The work included inspection and repair of various associated components as needed to ensure continued system performance.

2. Operations and Maintenance Treatment Compliance Projects Update

- El Rio staff completed the monthly OH System Surface Water Treatment Rule Report and emailed SWRCB DDW.
- El Rio staff completed the monthly SWRCB Safer Clearinghouse Drought Tolerance Report.
- El Rio operators performed monthly safety checks of OH Clear Wells 1 and 2.
- El Rio operators obtained monthly static water levels for OH, PTP and Saticoy wells.
- El Rio operators obtained quarterly Stage 2 Disinfection/Disinfection By-products samples from OH Pipeline monitoring stations.

3. Safety and Training

- El Rio operators went through in-house SCBA/B-Kit training.
- El Rio staff conducted in-house Forklift Safety training.
- El Rio, Saticoy, and SFD operators performed a monthly safety check of onsite Automated External Defibrillators.
- El Rio operators verified and calibrated chlorine, aqua ammonia and natural gas leak detectors.
- El Rio operators completed required HAZWOPER online courses.

Attachment:

Operations Log for November 2025

OPERATIONS LOG v 10/7/21 Showing November 2025 Reads

DATE	SANTA FELICIA DAM								FREEMAN DIVERSION**					RECHARGE				IRRIGATION						O-H			
	SFD El.	Stor.	Surface	Evap.	Inflow Balance	Outflow USGS	Hydro	Rain 106E	River	Diverted	Fish*** Facility	Bypass Channel	Crest	El Rio	Saticoy Facility		Noble/Rose	Piru	T.I.D.	P.T.P.	PVCWD		L.P.	Saticoy Wells	Total	Cl2	
	Ft.	A/F	Acres	Inches	Av. CFS	Av. CFS	Kw	Inches	Av. CFS	Av. CFS	Av. CFS	Av. CFS	Av. CFS	Av. CFS	Misc CFS†	Weir CFS	Av. CFS	Av. CFS	A/F	A/F	A/F	%	A/F	A/F	A/F	Lbs.	
A/F*		12003			306	14,930		2.83	11,978	10,654	412	853		3,994	5469		1050	0.0	1,195	397	798		0.0	4	1,019	8,520	
11/1/25	972.60	11981	443	0.153	8	18.1	0	0.00	59	52	7	0	0	19.19	15	0	0	0.0	36.7	16.9	19.8	0.19	0.0	0.0	29.4	209	
11/2/25	972.60	11981	443	0.131	11	9.95	0	0.00	53	46	7	0	0	26.05	7	0	0	0.0	26.7	18.5	21.1	0.23	0.0	0.0	25.5	181	
11/3/25	972.60	11981	443	0.121	9	7.51	0	0.00	51	44	7	0	0	22.62	2	0	0	0.0	38.2	7.5	22.8	0.26	0.0	0.0	32.5	241	
11/4/25	972.70	12026	444	0.111	31	7.4	0	0.00	47	40	7	0	0	14.93	7	0	0	0.0	35.4	22.8	19.8	0.25	0.0	0.0	28.8	292	
11/5/25	973.05	12181	446	0.099	87	7.41	0	0.00	43	36	7	0	0	13.74	5	0	0	0.0	33.3	19.5	19.4	0.27	0.0	0.0	32.8	356	
11/6/25	973.60	12428	449	0.127	133	7.44	0	0.00	43	36	7	0	0	13.22	8	0	0	0.0	27.7	16.6	19.8	0.28	0.0	0.0	26.8	261	
11/7/25	974.10	12653	452	0.131	122	7.46	0	0.00	42	35	7	0	0	8.45	10	0	0	0.0	32.9	9.6	22.4	0.32	0.0	0.0	31.1	2226	
11/8/25	974.80	12972	456	0.127	170	7.48	0	0.00	43	36	7	0	0	10.51	10	0	0	0.0	29.9	14.2	19.1	0.27	0.0	0.0	26.5	199	
11/9/25	975.40	13247	461	0.123	148	7.51	0	0.00	45	38	7	0	0	20.29	9	0	0	0.0	16.7	10.5	22.4	0.30	0.0	0.0	21.1	160	
11/10/25	975.95	13502	464	0.151	138	7.53	0	0.00	45	38	7	0	0	21.67	9	0	0	0.0	14.1	6.3	3.9	0.05	0.0	0.0	28.6	212	
11/11/25	976.50	13759	468	0.146	139	7.55	0	0.00	42	35	7	0	0	11.51	12	0	0	0.0	22.5	14.2	11.5	0.17	0.0	0.0	29.0	223	
11/12/25	977.19	14084	473	0.133	173	7.48	0	0.00	45	38	7	0	0	17.1	17	0	0	0.0	6.8	14.2	0.1	0.00	0.0	0.0	23.9	228	
11/13/25	977.88	14412	478	0.077	174	7.56	0	0.00	48	41	7	0	0	23.57	16	0	0	0.0	2.7	2.7	0.0	0.00	0.0	0.0	35.3	315	
11/14/25	978.25	14590	481	0.044	98	7.59	0	0.86	262	70	4.4	187.6	0	18.19	52	0	0	0.0	0.0	0.0	0.0	0.00	0.0	0.0	37.1	348	
11/15/25	978.90	14905	486	0.033	167	7.64	0	1.90	1206	128	3.5	727.4	347.4	4.45	123	0	0	0.0	0.0	0.0	0.0	0.00	0.0	0.0	33.7	233	
11/16/25	981.22	16055	504	0.044	589	7.71	0	2.71	1003	333	7	0	663.5	78.01	98	156.94	117.14	0.0	0.0	0.0	0.00	0.0	0.0	0.0	35.5	247	
11/17/25	982.51	16712	513	0.020	339	7.46	0	0.25	840	280	5.9	208.8	344.6	86.08	27	166.88	104.91	0.0	0.3	0.3	0.0	0.00	0.0	0.0	40.6	274	
11/18/25	985.19	18116	533	0.082	717	7.4	0	1.21	888	305	7	0	575.5	68.2	29	207.35	193.94	0.0	0.1	0.1	0.0	0.00	0.0	0.0	37.4	384	
11/19/25	987.38	19302	550	0.070	607	7.47	0	0.00	492	304	7	0	181.7	88.88	16	198.27	130.1	0.0	1.8	1.8	0.0	0.00	0.0	0.0	37.9	412	
11/20/25	988.72	20047	562	0.049	384	7.51	0	0.00	414	307	6.3	51.1	49.4	106.99	10	189.56	16	0.0	0.2	0.2	0.0	0.00	0.0	0.0	36.0	281	
11/21/25	989.53	20506	570	0.060	240	7.54	0	0.75	653	356	7	0	289.8	102.9	25	227.86	29.43	0.0	0.1	0.1	0.0	0.00	0.0	0.0	36.3	282	
11/22/25	990.22	20902	576	0.064	208	7.56	0	0.05	497	300	6.2	66.5	124.2	85.58	11	202.22	45.15	0.0	2.0	2.0	0.0	0.00	0.0	0.0	35.8	278	
11/23/25	991.06	21391	585	0.112	256	7.57	0	0.00	328	311	7	0	9.3	89.99	14	207.19	38.59	0.0	0.6	0.6	0.0	0.00	0.0	0.0	35.2	256	
11/24/25	991.81	21833	593	0.063	232	7.58	0	0.00	277	270	7	0	0	96.73	14	156.62	41.76	0.0	6.2	6.2	0.0	0.00	0.0	0.0	39.2	357	
11/25/25	992.34	22151	600	0.077	169	7.52	0	0.00	261	254	7	0	0	82.54	47	119.71	0	0.0	10.1	10.1	0.0	0.00	0.0	0.0	36.2	394	
11/26/25	992.74	22394	606	0.084	131	7.28	0	0.00	238	211	6.4	21.1	0	87.43	42	77.2	0	0.0	7.9	7.9	0.0	0.00	0.0	0.0	39.5	352	
11/27/25	993.08	22602	612	0.091	114	7.29	0	0.00	222	215	7	0	0	91.58	48	71.67	0	0.0	6.4	6.4	0.0	0.00	0.0	0.0	37.0	285	
11/28/25	993.36	22775	617	0.095	96	7.3	0	0.00	204	197	7	0	0	70.5	54	65.85	0	0.0	12.3	12.3	0.0	0.00	0.0	0.0	37.6	285	
11/29/25	993.51	22868	620	0.097	56	7.3	0	0.00	189	182	7	0	0	112.48	8	55.4	0	0.0	12.0	12.0	0.0	0.00	0.0	0.0	36.9	295	
11/30/25	993.66	22962	623	0.068	56	7.31	0	0.00	182	175	7.1	0	0	120.81	7	45.33	0	0.0	2.6	2.6	0.0	0.00	0.0	0.0	35.9	287	
TOTAL CFS					5802	237		7.73	8760	4711	201	1263	2585	1614	754	2148	717	0.0									
AVERAGE CFS					193	8			292	157	7	42	86	54	25	72	24	0.0									
TOTAL A/F					11488	470			17344	9328	398	2500	5119	3196	1492	4253	1420	0.0		386	236	202		0	0.0	999	10353
MONTHLY REVENUE TO DATE (approx.)							\$0	K																			
AVERAGE A/F					383	16			578	311	13	83	171	107	50	142	47	0.0		13	8	7	9%	0	0.0	33	345
WATER YEAR TOTALS A/F					11,794	15,400		10.56	29,322	19,981	809	3,353	5,119	7,190	11,214		2,469	0.0		1,581	633	1,000		0	4	2,019	18,873
* Input total A/F previous month																											
** Daily averages imported from Ranch Systems																											
***Fish facility flows include Denil fishladder, aux pipe and smolt bypass pipe																											
† Includes Ponds A, C, E, and I overflows, temporary storage in the desilting basin and Pond B, JLB diversions, losses between meters. Negatives mean prior storage from pond B or desilting basin is discharging to other metered sources.																											