



BOARD OF DIRECTORS

Case Van Wingerden
President
Casey Balch
Vice President

Polly Holcombe
Patrick O'Connor
Matthew Roberts

GENERAL MANAGER

Kelley Dyer

AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS OF CARPINTERIA VALLEY WATER DISTRICT

CARPINTERIA CITY HALL
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

Wednesday, May 13, 2026 at 5:30 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/81371726178?pwd=cuVVSPltmWX60UEc4IF6gJVQbCsxXF.1>

Meeting ID: 813 7172 6178

Passcode: 364433

or

Dial by Phone: 1-669-444-9171

If interested in participating in a matter before the Board, you are strongly encouraged to provide the Board with a public comment in one of the following ways:

1. **Submitting a Written Comment.** If you wish to submit a written comment, please email your comment to the Board Secretary at Public.Comment@cvwd.net by **5:00 P.M. on the day of the meeting**. Please limit your comments to 250 words. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations.

2. If you wish to make either a general public comment or to comment on a specific agenda item in person, please: attend the Board Meeting at the location noted above and fill out a speaker slip prior to the hearing item.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE: President Van Wingerden

II. ROLL CALL: Board Secretary, Lisa Silva

III. AGENDA CONFIRMATION: General Manager Dyer

IV. PUBLIC FORUM (Any person may address the Board of Directors on any matter within its jurisdiction which is not on the agenda)

V. CONSENT AGENDA ~ 5 minutes

A. **Minutes for the Meeting of the Board held on April 22, 2026

1301 Santa Ynez Avenue
Carpinteria, CA 93013
(805) 684-2816

**Indicates attachment of document to agenda packet.

- B. **** Consider approval of a customer water bill credit request for account 03-030525-10 in the amount of \$160.84 pursuant to District Rule 14(a)(5) related to leak relief (for action, General Manager Dyer) *Presented by Norma Rosales***
- C. ****Consider Authorizing a Contract with Colantuono, Highsmith & Whatley, PC for Water Rates Legal Services reflecting Updated Hourly Rates (for action, General Manager Dyer)**

VI. UNFINISHED BUSINESS ~ none

VII. NEW BUSINESS ~ 60 minutes

- A. ****Consider Status Update on Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan and Schedule Public Hearing for June 24, 2026 (for action, General Manager Dyer) *Presented by Rob Morrow, Water Systems Consulting***
- B. **Consider Update from Cachuma Operation and Maintenance Board Regarding Infrastructure Improvement Projects along Sheffield Tunnel and Pipeline (for information, General Manager Dyer) *Presented by Joel Degner, Cachuma Operation and Maintenance Board***

VIII. DIRECTOR REPORTS ~ 5 minutes

- A. ****CCWA Regular meeting – April 23, 2026 – General Manager Dyer**
- B. ****COMB Regular meeting – April 27, 2026 – Director O’Connor**
- C. ****Coastal Housing Partnership – April 15, 2026 – Director Van Wingerden**

IX. GENERAL MANAGER REPORTS (for information) - none

X. [CLOSED SESSION] ~ 75 minutes

- A. **[CLOSED SESSION]: CONFERENCE INVOLVING A JOINT POWERS AGENCY PURSUANT TO PARAGRAPH (1) OF SUBDIVISION (A) OF GOVERNMENT CODE SECTION 54956.96: CACHUMA OPERATION & MAINTENANCE BOARD - DISCUSSION WILL CONCERN: CONFERENCE WITH LEGAL COUNSEL [GOVERNMENT CODE SECTION 54956.9(D)(2)] POTENTIAL LITIGATION (POTENTIAL EXPOSURE) - NAME OF LOCAL AGENCY REPRESENTATIVE ON JOINT POWERS AGENCY (JPA) BOARD: PATRICK O'CONNOR - ADDITIONAL ATTENDEES: JANET GINGRAS, JPA GENERAL MANAGER; WILLIAM CARTER, JPA GENERAL COUNSEL**
- B. **[CLOSED SESSION]: CONFERENCE WITH REAL PROPERTY NEGOTIATORS - PROPERTY: 4701 FOOTHILL RD, CARPINTERIA, CA 93013 - AGENCY NEGOTIATOR: KELLEY DYER, GENERAL MANAGER - NEGOTIATING PARTIES: EDUARD P. VAN WINGERDEN - UNDER NEGOTIATION: EASEMENT PRICE AND TERMS OF PAYMENT**

1301 Santa Ynez Avenue
 Carpinteria, CA 93013
 (805) 684-2816

****Indicates attachment of document to agenda packet.**

- C. [CLOSED SESSION]: PUBLIC EMPLOYMENT PURSUANT TO GOVERNMENT CODE SECTION 54957 – TITLE: OPERATIONS AND MAINTENANCE MANAGER**
- D. [CLOSED SESSION]: CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6 – AGENCY DESIGNATED REPRESENTATIVE: GENERAL MANAGER; UNREPRESENTED EMPLOYEE: OPERATIONS AND MAINTENANCE MANAGER**
- E. [CLOSED SESSION]: PUBLIC EMPLOYMENT PURSUANT TO GOVERNMENT CODE SECTION 54957 – TITLE: OPERATIONS ADVISOR**
- F. [CLOSED SESSION]: CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6 – AGENCY DESIGNATED REPRESENTATIVE: GENERAL MANAGER; UNREPRESENTED EMPLOYEE: OPERATIONS ADVISOR**
- G. [CLOSED SESSION]: PUBLIC EMPLOYMENT PURSUANT TO GOVERNMENT CODE SECTION 54957 – TITLE: GENERAL COUNSEL**
- H. [CLOSED SESSION]: CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6 – AGENCY DESIGNATED REPRESENTATIVE: GENERAL MANAGER; UNREPRESENTED EMPLOYEE: GENERAL COUNSEL**

XI. RECONVENE to Open Session

**XII. CONSIDER DATES AND ITEMS FOR AGENDA FOR:
CARPINTERIA VALLEY WATER DISTRICT BOARD MEETING OF
MAY 27, 2026, AT 5:30 P.M., CARPINTERIA CITY HALL, 5775 CARPINTERIA
AVENUE, CARPINTERIA, CALIFORNIA.**

XIII. ADJOURNMENT.

Note: The above Agenda was posted at Carpinteria Valley Water District Administrative Office in view of the public no later than 5:00 p.m., May 10, 2026. The Americans with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in, or denied benefits of, the District's programs, services, or activities because of any disability. If you need special assistance to participate in this meeting, please contact the District Office at (805) 684-2816. Notification at least twenty-four (24) hours prior to the meeting will enable the District to make appropriate arrangements. Materials related to an item on this Agenda submitted to the Board of Directors after distribution of the agenda packet are available for public inspection in the Carpinteria Valley Water district offices located at 1301 Santa Ynez Avenue, Carpinteria during normal business hours, from 8 am to 5 pm.

1301 Santa Ynez Avenue
Carpinteria, CA 93013
(805) 684-2816

**Indicates attachment of document to agenda packet.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS CARPINTERIA VALLEY WATER DISTRICT			
April 22, 2026			
	Director Van Wingerden called the Regular meeting of the Carpinteria Valley Water District Board of Directors held in the Carpinteria City Hall Chamber to order at 5:38 p.m., Wednesday, April 22, 2026, and led the Board in the Pledge of Allegiance.		
ROLL CALL	Directors Present: O'Connor, Balch, and Van Wingerden Directors Absent: Holcombe and Roberts		
	Others Present: Kelley Dyer		
	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Michael Pellegrini Norma Rosales Lisa Silva Brian King </td> <td style="width: 50%; vertical-align: top;"> Robert Marks Chris Malejan Scott Van Der Kar Alan Soicher </td> </tr> </table>	Michael Pellegrini Norma Rosales Lisa Silva Brian King	Robert Marks Chris Malejan Scott Van Der Kar Alan Soicher
Michael Pellegrini Norma Rosales Lisa Silva Brian King	Robert Marks Chris Malejan Scott Van Der Kar Alan Soicher		
AGENDA CONFIRMATION	General Manager Dyer reported there were no changes to the agenda.		
PUBLIC FORUM	No one from the public addressed the Board.		
CONSENT AGENDA A. Minutes B. Disbursement Report C. Director's Quarterly Compensation Report	Director O'Connor moved, and Director Balch seconded the motion to approve the consent agenda. The motion carried by a 3-2 vote with Directors Holcombe and Roberts absent. The motion was approved by roll call as follows; Ayes: O'Connor, Balch, and Van Wingerden Nays: none Absent: Holcombe and Roberts		
ADJOURN	President Van Wingerden opened the regular Carpinteria Groundwater Sustainability Agency meeting at 5:39 p.m.		
RECONVENED TO REGULAR BOARD MEETING	President Van Wingerden reconvened the regular Board meeting at 6:53 p.m.		
CAPP PROJECT UPDATE	General Manager Dyer presented to consider update on CAPP Project. Presented by Chris Malejan, WSC. For Information.		
USE OF RESERVES FOR CAPP CASHFLOW	General Manager Dyer presented to consider Use of Reserves for CAPP cashflow purposes. Presented by Norma Rosales Following discussion, Director O'Connor moved, and Director Van Wingerden seconded the motion to approve the Use of Reserves for CAPP Cashflow. The motion carried by a 3-2 vote with Directors Holcombe and Roberts absent. The motion was approved by roll call as follows;		

	<p>Ayes: O'Connor, Balch, and Van Wingerden Nays : none Absent: Holcombe and Roberts</p>
ADMINISTRATIVE COMMITTEE MEETING	<p>Director Van Wingerden gave a verbal report on the Administrative committee meeting that was held on April 14, 2026.</p>
CLOSED SESSION	<p>President Van Wingerden adjourned the meeting at 7:33 p.m. to convene the Board into closed session for the following matters:</p> <p>A. [CLOSED SESSION]: CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION PURSUANT TO PARAGRAPH (2) OF SUBDIVISION (d) OF GOVERNMENT CODE SECTION 54956.9: ONE POTENTIAL CASE (This relates to formal protest of installation deposit, capital cost recovery fees, and intensification fee for 4745 Carpinteria Avenue, mixed use project Pursuant to Government Code Section 66020)</p> <p>B. [CLOSED SESSION]: PUBLIC EMPLOYEE APPOINTMENT (GOVERNMENT CODE SECTION 54957) Title: SPECIAL Counsel – Discussion of Candidates / Proposals for LABOR AND EMPLOYMENT Legal Services</p> <p>C. [CLOSED SESSION]: PUBLIC EMPLOYEE APPOINTMENT (GOVERNMENT CODE SECTION 54957) Title: SPECIAL Counsel – Discussion of Candidates / Proposals for WATER RATES Legal Services</p> <p>D. [CLOSED SESSION]: PUBLIC EMPLOYEE APPOINTMENT (GOVERNMENT CODE SECTION 54957) Title: General Counsel – Discussion of Candidates / Proposals for General Counsel Legal Services</p>
BOARD RECONVENED TO OPEN SESSION	<p>At 8:19 p.m., President Van Wingerden reconvened the Board meeting with the following reportable actions:</p> <p>A. Instructions were provided to Counsel to defend against a formal protest of installation deposit, capital cost recovery fees and intensification fee for 4745 Carpinteria Avenue, mixed use project Pursuant to Government Code Section 66020 - Potential Plaintiff: 4745 Carpinteria Ave LLC</p> <p>B. No reportable action</p> <p>C. No reportable action</p> <p>D. No reportable action</p>
NEXT BOARD MEETING	<p>The next Regular Board meeting is scheduled to be held on May 13, 2026, at 5:30 p.m., Carpinteria City Hall, 5775 Carpinteria Avenue, Carpinteria California.</p>
ADJOURNMENT	<p>Director Van Wingerden adjourned the meeting at 8:20 p.m.</p>
	<p>Lisa Silva, Board Secretary</p>



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

BOARD OF DIRECTORS

Case Van Wingerden
President
Casey Balch
Vice President

Polly Holcombe
Patrick O'Connor
Matthew Roberts

GENERAL MANAGER

Kelley Dyer

To: CVWD Board of Directors
From: Kelley Dyer, General Manager
Date: May 6, 2026
Written by: Norma Rosales, Assistant General Manager

For Consideration: Approval of a customer water bill credit request for account 03-030525-10, for service address: 195 Elm Avenue, in the amount of \$160.84 pursuant to District Rule 14(a)(5) related to leak relief

Background:

The District received a customer request for a water bill adjustment resulting from excess water usage caused by a leak on the customer side of the meter. The customer has complied with the requirements outlined in District Rule 14 regarding disputed bills and requests for reduction due to leaks.

District Rule 14(a)(5) provides that requests for reduction in a bill due to a leak or similar problem occurring on the customer side of the meter may, after Board review and at the Board's discretion, be favorably granted.

The customer has repaired the leak and enrolled in the District's EyeOnWater system as required under Rule 14(a)(7).

Analysis:

Staff reviewed the account history, meter data, and water usage associated with the leak event. Based on the review, staff determined that the request is consistent with District Rules and Regulations.

The total credit amount is \$160.84. Staff finds that granting the adjustment is reasonable and consistent with past District practices for qualifying leak-related credit requests.

Fiscal Impact:

Approval of the requested credit will reduce water sales revenue by \$160.84.

Recommendation:

Approve the customer credit request in the amount of \$160.84 pursuant to District Rule 14(a)(5).



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

BOARD OF DIRECTORS

Case Van Wingerden
President
Casey Balch
Vice President

Polly Holcombe
Patrick O'Connor
Matthew Roberts

GENERAL MANAGER

Kelley Dyer

To: CVWD Board of Directors
From: Kelley Dyer, General Manager
Date: May 13, 2026

For Consideration: Authorize a Contract with Colantuono, Highsmith & Whatley, PC for Water Rates Legal Services reflecting Updated Hourly Rates

Background:

In 2021, the Board authorized a professional services agreement with Colantuono, Highsmith & Whatley, PC to provide specialized legal services related to water rates and compliance with Propositions 218 and 26. The firm has continued to provide legal counsel to the Carpinteria Valley Water District and Carpinteria Groundwater Sustainability Agency on water rate matters and related advisory services since that time.

The existing agreement established a capped hourly billing rate of \$355 per hour for advisory services. That rate has remained unchanged since 2021.

Analysis:

Given that costs have substantially increased since 2021, Colantuono, Highsmith & Whatley, PC is requesting an adjustment in the capped hourly rate.

The proposed updated capped hourly rate is \$435 per hour for advisory services related to water rates and Proposition 218 compliance matters. In addition, annual adjustments are proposed beginning July 1, 2027 based on the lesser of 5% or the increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles area.

The proposed adjustment reflects increases in legal service costs and inflation since execution of the prior agreement in 2021. The California-wide CPI has increased substantially during that period (22.4% increase).

The District will continue to require legal representation on ratemaking matters and related legal services. Staff believes the proposed adjustments remain reasonable and appropriate given the complexity and specialized nature of public agency water rate legal services.

Fiscal Impact:

The proposed FY 2027–2029 budget anticipates increases in legal services costs associated with the updated fee schedule, assuming a similar level of legal services as historically utilized by the District.

Recommendation:

Staff recommends the Board authorize a contract with Colantuono, Highsmith & Whatley, PC for water rates legal services reflecting the proposed updated capped hourly rate.



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

BOARD OF DIRECTORS

Case Van Wingerden
President
Casey Balch
Vice President

Polly Holcombe
Patrick O'Connor
Matthew Roberts

GENERAL MANAGER

Kelley Dyer

To: CVWD Board of Directors
From: Kelley Dyer, General Manager
Date: May 13, 2026

For Consideration: Status Update on Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan and Schedule Public Hearing for June 24, 2026

On February 25, 2026, the Board authorized Water Systems Consulting, Inc. to prepare the 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP). The 2025 UWMP and WSCP are to be approved by the water supplier's governing body and submitted to the California Department of Water Resources (DWR) by July 1, 2026.

The following provides background information and status of UWMP and WSCP development.

A presentation will be provided by Water Systems Consulting during the Board meeting to review projected demands and water supplies that will be used to develop the draft UWMP.

UWMP and WSCP Background

The Urban Water Management Planning Act (UWMP Act) requires that every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water per year, prepare an UWMP. The UWMP must be updated and adopted every five years, in years ending in 1 and 6. The 2025 UWMP is due by July 1, 2026. An UWMP is required for a water supplier to be eligible for DWR-administered state grants and loans and drought assistance.

The 2025 UWMP provides an update to the District's 2020 UWMP and presents new data and analysis since 2020. The 2025 UWMP is a water planning document that describes existing and future supply reliability, forecasts future water uses, and presents demand management progress.

California Water Code Section 10632 also includes requirements for water suppliers to prepare a WSCP. The WSCP documents a supplier's plans to manage and mitigate an actual water shortage condition, should one occur because of drought or other impacts on water supplies. The WSCP is prepared as a standalone document and attached to the UWMP.

UWMP Approach

The supply and demand projections for the 2025 UWMP and WSCP follow the methodologies used for the Supply Alternatives Analysis, presented to the Board on January 14, 2026. These projections will be presented to the Board for review during the May 13, 2026 meeting.

The preliminary analysis shows that the District has sufficient supplies to meet demands under future “normal”, single-dry year, and multiple dry year conditions. The analysis also highlights the benefits that the Carpinteria Advanced Purification Project (CAPP) provides to prepare for extended droughts by enabling reduced groundwater pumping ahead of and during droughts by providing reliable supply equivalent to roughly 25% of demands.

Next Steps

Water Systems Consulting is currently preparing the Administrative Draft UWMP and WSCP which will be reviewed by staff prior to releasing for public review.

Next steps for the project include:

- **May/June:** Publish notices of public hearing in Coastal View News, including information on when the Public Draft UWMP will be available for review
- **June 8, 2026:** Issue Public Draft 2025 UWMP and WSCP (posted on website and available at District office)
- **June 24, 2026:** District Board Meeting
 - Hold a Public Hearing to review the Public Draft UWMP and WSCP
 - Adopt the 2025 Urban Water Management Plan
 - Adopt the 2025 Water Shortage Contingency Plan
- **July 1, 2026:** Deadline to submit materials to DWR

Recommendation:

Staff recommends the Board schedule a public hearing on June 24, 2026 regarding the Draft 2025 Urban Water Management Plan and Water Shortage Contingency Plan.



**CENTRAL COAST WATER AUTHORITY
BOARD OF DIRECTORS
AGENDA**

**Chairman – Eric Friedman
Vice Chairman – Jeff Clay**

Thursday, April 23, 2026

9:30 AM

at 255 Industrial Way, Buellton, California 93427

Members of the public may participate by video call or telephone via [Microsoft Teams](#) Meeting ID: 215 906 703 781 32 Passcode: y8hZ9gs9 or by dialing [+1 323-484-5095](#), and entering access Code/Meeting ID: 399 304 613#

Please note: public participation by video call or telephone is for convenience only and is not required by law. If technical interruptions to the video call/telephone occur, the chair has the discretion to continue the meeting and participants are invited to take advantage of the other participation options above.

Public Comment on agenda items may occur via video call or telephonically, or by submission to the Board Secretary via email at lfw@ccwa.com no later than 8:00 a.m. on the day of the meeting. In your email, please specify (1) the meeting date and agenda item (number and title) on which you are providing a comment and (2) that you would like your comment read into the record during the meeting. If you would like your comment read into the record during the meeting (as either general public comment or on a specific agenda item), please limit your comments to no more than 250 words.

Every effort will be made to read comments into the record, but some comments may not be read due to time limitations. Please also note that if you submit a written comment and do not specify that you would like this comment read into the record during the meeting, your comment will be forwarded to Board members for their consideration.

Pursuant to Government Code section 54957.5, non-exempt public records that relate to open session agenda items and are distributed to a majority of the Board less than seventy-two (72) hours prior to the meeting will be available on the CCWA internet web site, accessible at <https://www.ccwa.com>.

★ indicates written report

I. Call to Order and Roll Call

II. Public Comment – (Any member of the public may address the Board relating to any matter within the Board’s jurisdiction. Individual Speakers may be limited to five minutes; all speakers to a total of fifteen minutes.)

III. Consent Calendar

- A. Minutes of the March 26, 2026 Regular Meeting ★
 - B. Bills ★
 - C. Controller’s Report ★
 - D. Operations Report ★
- Staff Recommendation: Approve the Consent Calendar*

IV. Executive Directors Report

- A. Water Supply Situation Report
Staff Recommendation: Informational item only.
- B. Water Transfers Update
Staff Recommendation: Informational item only.

Executive Directors Report (cont.)

- C. **Furnishing and Delivering Bulk Treated Water Chemical Contracts ★**
Staff Recommendation: Authorize the Executive Director to execute contracts with the following vendors to furnish and deliver bulk treated water chemicals:
- Chemtrade Chemicals US, LLC for aluminum sulfate at a cost of \$598.33/dry ton (DT)
 - Hill Brothers Chemical Co. for ammonium hydroxide at a cost of \$2,401.26/DT
 - JCI Jones Chemical, Inc. for liquid chlorine at a cost of \$1,910.00/ton
 - JCI Jones Chemical, Inc. for sodium bisulfite at a cost of \$3,225.00/DT
 - Univar Solutions USA, LLC for sodium hydroxide at a cost of \$865.00/DT
 - Univar Solutions USA, LLC for sodium hypochlorite at a cost of \$4.94/gallon (gal)
- D. **FY 2025/26 Third Quarter Investment Report ★**
Staff Recommendation: Accept report.
- E. **Annual Review of the CCWA Investment Policy ★**
Staff Recommendation: Informational item only.
- F. **CCWA FY 2026/27 Final Budget ★**
Staff Recommendation: 1. Approve and adopt the Final FY 2026/27 Budget as outlined in the staff report; 2. Authorize staff to obtain bids for those projects included in the Final FY 2026/27 Budget which require formal bids; and 3. Find the projects included in the Final FY 2026/27 Budget except from the California Environmental Quality Act and direct staff to file the applicable Notices of Exemption.
- G. **2026 Review of Personnel Policy Manual ★**
Personnel Committee Recommendation: Accept proposed changes to the Personnel Policy Manual as detailed in the staff report.
- H. **2027 Compensation and Benefit Survey ★**
Personnel Committee Recommendation: Retain Gallagher Benefit Services, Inc. to perform a compensation and benefit study which will include conducting a comparator analysis as detailed in Option 1 of their March 11, 2026 proposal.
- I. **State Water Contractors Report**
Staff Recommendation: Informational item only.
- J. **Legislative Report ★**
Staff Recommendation: Informational item only.
- K. **Resolution No. 26-07 Commending Ray A Stokes for His 29 years of Service to CCWA and the Central Coast**
Staff Recommendation: Approve Resolution No. 26-07
- V. Reports from Board Members for Information Only**
- VI. Items for Next Regular Meeting Agenda**
- VII. Date of Next Regular Meeting: May 28, 2026**
- VIII. Adjournment**



**REGULAR MEETING
OF THE
CACHUMA OPERATION AND MAINTENANCE BOARD**

**Monday, April 27, 2026
1:00 P.M.**

HOW TO OBSERVE THE MEETING

Join by Teleconference or Attend in Person

COMB follows Centers for Disease Control and Prevention (CDC), California Department of Public Health (CDPH) and local public health guidelines with respect to COVID-19 protocols and masking requirements, based on local conditions and needs. COMB will have available masks for use during public meetings.

Members of the public may observe the meeting electronically as set forth below.

Join via Video Conference:

<https://us02web.zoom.us/j/83581591129?pwd=DojwWbKOW1rp8wYeAOVsVQdeucOmth.1>

Passcode:974254

Join via Teleconference:

US +1 669 900 6833 Webinar ID: 835 8159 1129 Passcode: 974254

HOW TO MAKE A PUBLIC COMMENT

Any member of the public may address the Board on any subject within the jurisdiction of the Board of Directors. The total time for this item will be limited by the President of the Board. The Board is not responsible for the content or accuracy of statements made by members of the public. No action will be taken by the Board on any Public Comment item.

In person: Those observing the meeting in person may make comments during designated public comment periods.

By Video: Those observing the meeting by video may make comments during designated public comment periods using the “raise hand” feature. Commenters will be required to unmute their respective microphone when providing comments.

By Telephone: Those observing the meeting by telephone may make comments during the designated public comment periods by pressing *9 on the key pad to indicate such interest. Commenters will be prompted to press *6 to unmute their respective telephone when called upon to speak.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to review agenda materials or participate in this meeting, please contact the Cachuma Operation and Maintenance Board office at (805) 687-4011 at least 48 hours prior to the meeting to enable the Board to make reasonable arrangements.

**REGULAR MEETING
OF THE CACHUMA OPERATION AND MAINTENANCE BOARD**
held at
**3301 Laurel Canyon Road
Santa Barbara, CA 93105**

Monday, April 27, 2026

1:00 PM

AGENDA

NOTICE: This Meeting shall be conducted in-person and through remote access as authorized and in accordance with Government Code section 54953, AB 361 and AB 2449.

- 1. CALL TO ORDER, ROLL CALL**
- 2. PUBLIC COMMENT** *(Public may address the Board on any subject matter within the Board's jurisdiction. See "Notice to the Public" below.)*
- 3. CONSENT AGENDA** *(All items on the Consent Agenda are considered to be routine and will be approved or rejected in a single motion. Any item placed on the Consent Agenda may be removed and placed on the Regular Agenda for discussion and possible action upon the request of any Board Member.)*
Action: Recommend approval of Consent Agenda by motion and roll call vote of the Board
 - a. Minutes of March 23, 2026 Regular Board Meeting
 - b. Investment of Funds
 - Financial Reports
 - Investment Reports
 - c. Review of Paid Claims
- 4. VERBAL REPORTS FROM BOARD COMMITTEES**
Receive verbal information regarding the following committee meetings:
 - Operations Committee Meeting – April 13, 2026
- 5. FINANCIAL REVIEW – 3rd QUARTER FISCAL YEAR 2025-26**
Action: Board receive and file information on the 3rd Quarter Fiscal Year 2025-26 Financial Review
- 6. RESOLUTION NO. 822 - PROPOSED FISCAL YEAR(S) 2027-2031 INFRASTRUCTURE IMPROVEMENT PLAN**
Action: Recommend adoption by motion and roll call vote of the Board
- 7. SHEFFIELD TUNNEL EAST PORTAL ISOLATION VALVE DESIGN WORK – FLOWERS AND ASSOCIATES, INC.**
Action: Recommend approval by motion and roll call vote of the Board
- 8. SHEFFIELD CONTROL STATION REHABILITATION PROJECT – PHASE 2 MATERIALS PURCHASE**
Action: Recommend approval by motion and roll call vote of the Board

9. GENERAL MANAGER REPORT

Receive information from the General Manager on topics pertaining to COMB, including but not limited to the following:

- Administration
- Divisional Accomplishments / Internal Goals

10. ENGINEER'S REPORT

Receive information from the COMB Engineer, including but not limited to the following:

- Climate Conditions and Lake Elevation
- Winter Storm Damage Repairs/Reimbursement
- Water Quality Update
- Infrastructure Improvement Projects Update

11. OPERATIONS DIVISION REPORT

Receive information regarding the Operations Division, including but not limited to the following:

- Lake Cachuma Operations
- Operation and Maintenance Activities

12. FISHERIES DIVISION REPORT

Receive information from the Fisheries Division Manager, including, but not limited to the following:

- LSYR Steelhead Monitoring Elements
- Surcharge Water Accounting
- Reporting/Outreach/Training

13. PROGRESS REPORT ON LAKE CACHUMA OAK TREE PROGRAM

Receive information regarding the Lake Cachuma Oak Tree Program including but not limited to the following:

- Maintenance and Monitoring

14. MONTHLY CACHUMA PROJECT REPORTS

Receive information regarding the Cachuma Project, including but not limited to the following:

- a. Cachuma Water Reports
- b. Cachuma Reservoir Current Conditions
- c. Lake Cachuma Quagga Survey

15. DIRECTORS' REQUESTS FOR AGENDA ITEMS FOR FUTURE MEETING

16. [CLOSED SESSION]: CONFERENCE WITH LEGAL COUNSEL

- a. [Government Code Section 54956.9(d)(2)]
Potential Litigation (Potential Exposure)

17. [CLOSED SESSION]: ANNUAL PERFORMANCE REVIEW

- a. [Government Code Section 54957(b)(1)] Title: General Manager

18. [CLOSED SESSION]: CONFERENCE WITH LABOR NEGOTIATORS

- a. [Government Code Section 54957.6(a)]
Agency designated representatives: Board President
Unrepresented Employee: General Manager

19. RECONVENE INTO OPEN SESSION

[Government Code Section 54957.7]

Disclosure of actions taken in closed session, as applicable

[Government Code Section 54957.1]

16a. Potential Litigation (Potential Exposure)

17a. Annual Performance Review – General Manager

18a. Conference with Labor Negotiators

20. MODIFICATION TO GENERAL MANAGER'S EMPLOYMENT AGREEMENT

Action: At Board discretion, consideration and approval of modification to General Manager's Employment Agreement

21. MEETING SCHEDULE

- **Regular Board Meeting – May 18, 2026 at 1:00 PM (Third Monday)**
- **Board Packages available on COMB website www.cachuma-board.org**

22. COMB ADJOURNMENT

NOTICE TO PUBLIC

Posting of Agenda: This agenda was posted at COMB's offices, located at 3301 Laurel Canyon Road, Santa Barbara, California, 93105 and on COMB's website, in accordance with Government Code Section 54954.2. The agenda contains a brief general description of each item to be considered by the Governing Board. The Board reserves the right to modify the order in which agenda items are heard. Copies of staff reports or other written documents relating to each item of business are on file at the COMB offices and are available for public inspection during normal business hours. A person with a question concerning any of the agenda items may call COMB's General Manager at (805) 687-4011.

Written materials: In accordance with Government Code Section 54957.5, written materials relating to an item on this agenda which are distributed to the Governing Board less than 72 hours (for a regular meeting) or 24 hours (for a special meeting) will be made available for public inspection at the COMB offices during normal business hours. The written materials may also be posted on COMB's website subject to staff's ability to post the documents before the scheduled meeting.

Public Comment: Any member of the public may address the Board on any subject within the jurisdiction of the Board. The total time for this item will be limited by the President of the Board. The Board is not responsible for the content or accuracy of statements made by members of the public. No action will be taken by the Board on any Public Comment item.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to review agenda materials or participate in this meeting, please contact the Cachuma Operation and Maintenance Board office at (805) 687-4011 at least 48 hours prior to the meeting to enable the Board to make reasonable arrangements.

Note: If you challenge in court any of the Board's decisions related to the listed agenda items you may be limited to raising only those issues you or someone else raised at any public hearing described in this notice or in written correspondence to the Governing Board prior to the public hearing.

EMPLOYER BENEFITS

Helping Employers Retain and Attract Talented Staff

- Retain talented employees with a housing benefit they can use to buy or rent locally
- Save money by reducing costly talent turnover
- Gain competitive advantage in employee recruitment
- Provide all employees with a full-service housing benefit at a low cost
- Available to all employees regardless of experience or income level



Jurisdiction	Employee Usage	Value of Savings	Annual Dues <small>(ROI based on 5 years of dues)</small>	ROI <small>(employee savings/employer dues all time)</small>
City of Santa Barbara	85	\$197,000	\$7,000	704%
City of Goleta	6	\$10,600	\$2,000	133%
County of Santa Barbara	276	\$746,500	\$15,000	1244%
County of Ventura	227	\$641,200	\$15,000	1069%

HOW YOUR EMPLOYEES BENEFIT

- Home buying education
- Home purchase savings
- Rental search tools & savings
- Mortgage refinance savings
- Bi-annual Home Buying Fairs
- Housing support & guidance
- Available to all employees regardless of experience or income level



“Thanks to the CHP program, my husband and I were able to save \$6,000 on closing costs. We paid a total of \$50. It was definitely a great surprise! Thank you for offering such a great program.”

- FLIR employee

250+ real estate professionals | 60+ local employers | 45,000+ local employees

2022 Impact - \$1,476,600



292 employees saved \$1,314,000 on closing costs



175 employees received reductions on monthly rent

51 employees saved money on their refinance



625 employees benefited from home buying education



35 year impact



15,000+ employees received home buying education

13,000+ employees became homeowners



805.969.1025

jon@coastalhousing.org

www.coastalhousing.org

Home Buying Benefits

Real estate professionals provide savings to your employees. When purchasing a home, your employees can access these types of savings to make the cost of buying a home less.

Lender Credit

Loan officers will waive processing fees and credit report fees.

Agent Commission Credit/Discount

Real estate agents provide a commission credit/discount. The buyer receives this discount/credit to closing costs through escrow.

Inspection Savings

Savings on new home inspection costs.

Moving Discount

Discount on the cost of labor and moving supplies when you use their services.



Home Buying Fairs

An evening of information and resources from local real estate agents, lenders, credit and financial advisors, and residential builders. Located throughout the south county, there are two per year.

“We are thankful for the Coastal Housing Partnership, my employer, our lender and real estate agent...for helping us get into the perfect home and stay here on the Central Coast near...we could not have done it without all of you.”



Rental Homes Search Tools & Savings

- 175 unique listing over 3 counties
- 1,100 units rented through the Coastal Housing Partnership rental site
- \$12,000 in savings through discounted rent units
- Provide access for potential employees as an employer admin

Your investment yields big savings for employees

Annual dues are the only cost for an employer to participate. Dues are tiered based on employee count, making benefits affordable for any size organization. There is no additional per-employee usage charge.



Number of Employees

Less than 25	\$850
26-50	\$1,300
51-100	\$2,500
101-250	\$4,000
251-500	\$5,400
501-1000	\$7,000
1001-2500	\$8,700
More than 2,500	\$15,000

Annual Dues



“Coastal Housing Partnership has helped several of our employees over the years save a great deal of money and resources in the pursuit of home ownership. This is huge for us!
-Member Business Owner



Countywide Workforce Homebuyer Program **HOMEBUYER DOWN PAYMENT LOANS**

10-year Interest-Only Loans up to \$125,000

The Countywide Workforce Homebuyer Program is available to qualified first-time homebuyers purchasing market rate homes anywhere in Santa Barbara County, CA

Maximum Loan

- 20% of the home purchase price, up to \$125,000

Borrower Qualifications

- First-time homebuyer –cannot have owned a home in the past three years (some exceptions apply)
- Combined household income cannot exceed 230% of Area Median Income or \$273,900 for 1-4-person households and \$361,600 for 5-8-person households.
- Works in Santa Barbara County; U.S. citizen, Naturalized Citizen or permanent resident alien

Eligible Homes

- Located within Santa Barbara County, CA
- Housing Type: Single-family, condos, townhomes and mobile homes with a permanent foundation and Deed.
- Physical Condition: Ready for occupancy with no building or health and safety code violations

Program Requirements

- Completion of a Homebuyer Education course
- Pre-approval of a First Mortgage Loan
- Satisfactory employment and income stability
- Income certification by a Community Partner

Points & Fees

- .2% Loan Origination fee (\$250 maximum)
- Community Partners charge fees for homebuyer education and income certification
- The First Mortgage lender may charge fees

Security

- Second mortgage (valid second property lien)

Loan Repayment

- Due in 10 years or upon resale, refinance, failure to occupy the home or default
- Homeowners may prepay all or a portion of the down payment loan at any time

Interest Payments

- Interest only; no principal payments required
- Currently 6.25% fixed rate, simple annual interest, due monthly, based on the principal balance (*please check current rates with HTF*).
- At loan repayment the principal amount is due plus any unpaid interest.

**CONTACT A COMMUNITY LENDING PARTNER FOR DETAILED
PROGRAM GUIDELINES AND A BORROWER'S APPLICATION**
(SEE LIST OF COMMUNITY PARTNERS ON REVERSE)



Homebuyer Assistance Program Down Payment Loans

Steps to Obtain Your Loan

STEP 1: First Mortgage Loan Pre-Approval. Obtain pre-approval of a First Mortgage Loan from an approved HTF Community lending partner.

STEP 2: Homebuyer Education. Complete an approved Homebuyer Education Course.

STEP 3: Locate Your Home. Work with your Realtor or Broker to locate your home and execute a sales contract to purchase the home, contingent on your loan.

STEP 4: Income Certification. Have your Income certified by an approved HTF Community Partner to verify you are an eligible household.

STEP 5: Down Payment Loan Application. Submit your down payment loan application and supporting document to the participating First Mortgage Lender.

STEP 6: Down Payment Loan Commitment. HTF will make a decision on your application within 10-12 working days of receiving a complete application. If qualified, you will be issued a Loan Commitment.

STEP 7: Escrow and Loan Closing: Loan documents will be prepared for your signature. The Housing Trust Fund and First Mortgage Lender will coordinate with the Title Company to close and fund your home purchase.

Homebuyer Discounts (*Only for CHP members*)
Coastal Housing Partnership
Jon Peterson (805) 969-1025

Community Partners

Homebuyer Education & Income Certification

Ventura County Community Development Corp.
(805) 273-7800 (Homebuyer Ed)

Home Ready 1-855-659-2267 (Homebuyer Ed)

Veronica Loza (805) 897-1032 or 965-1071
(Income certification only)

Peoples' Self-Help Housing
John Clendening (805) 540-2446
(Homebuyer Ed and Income Certification)

First Mortgage Lenders

Citywide

Todd Hull (805) 722-0357
Guy Rivera (805) 452-3804

Cornerstone Home Lending, Inc.
Kelly Marsh (805) 563-1100

CrossCountry Mortgage
Leah Gaona (805) 770-5502
Michele Herrera (805) 770-5517

Envoy Mortgage
Eddie San Jose (805) 878-8822

Guaranteed Rate
Mark Johnson (805) 448-6094

LeaderOne
Jose Vasquez (805) 319-5161

Loan Depot
Susan Bonanno (805) 394-7188
Mary Garcia (805) 394-7202

Synergy One Lending
Scott Bradley (805) 403-4012

Movement Mortgage
Gabe Carter (805) 403-3110

For more information, please contact:

Yvette Lounsbury, Homebuyer Loan Administrator
Phone: (805) 845-3585; Email: YLounsbury@sbhousingtrust.org
Housing Trust Fund of Santa Barbara County
P. O. Box 60909, Santa Barbara, CA 93160-0909
<https://www.sbhousingtrust.org/workforce-homebuyer-program>

