

Central Services
Joan Araujo, Director

Engineering Services
Anastasia Seims, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Paul Chan, Director

Watershed Protection
Earthea Nance, Director

April 2, 2026

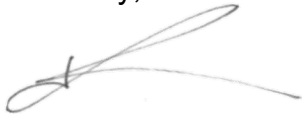
**NOTICE OF A MEETING OF THE
VENTURA COUNTY WATERWORKS DISTRICT NO. 1
MOORPARK CITIZENS' ADVISORY COMMITTEE**

NOTICE IS HEREBY GIVEN that a meeting of the Ventura County Waterworks District No. 1 Moorpark Citizens' Advisory Committee will be held **Thursday, April 9, 2026** from 2:00 p.m. to adjournment at the **Water & Sanitation Office located at 6767 Spring Road, Moorpark, California.**

Committee members must be present at the meetings and members of the public are also invited to attend in person or via Zoom. To electronically join the meeting please follow the provided steps – At the specific time (2:00 p.m.) dial the number (669) 900-6833, when prompted enter the meeting ID 470 052 7072. You can also join the meeting by visiting this link - **Join Zoom Meeting <https://us06web.zoom.us/j/4700527072>**

Advisory Committee Members: Please contact the District Office by telephone at (805-378-3005), or by email at wspc@ventura.org, no later than April 6, 2026 if you are unable to participate.

Sincerely,



Paul Chan, P.E.
Director Water & Sanitation



AGENDA OF THE MEETING

1. CALL TO ORDER
2. APPROVAL OF THE MINUTES OF FEBRUARY 12, 2026, MEETING.
3. PUBLIC COMMENTS - Members of the public may address the Citizens' Advisory Committee (CAC) on items of interest to the public that is within the subject matter jurisdiction of the Committee but does not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting.
4. DIRECTOR'S INFORMATIONAL ITEMS - Provides the opportunity for the Director to present items that are not within the subject matter of the District's Staff Report
 - A. SEWER RATE PRESENTATION
5. DISTRICT STAFF REPORT
 - A. BUDGET AND FINANCIAL REVIEW - An update on the budget and financial status of the District
 - B. PROJECTS
 - CAPITAL PROJECTS - The Capital Project Status Report provides regular reporting on the status of active capital projects within the District.
 - DEVELOPMENT PROJECTS – The Development Project Status Report provides updates on the status of active development projects within the District.
 - C. O&M UPDATE
 - WATER SALES TO BUDGET, SYSTEM STATUS AND AMI
 - COMPLAINTS, OUTAGES, AND WATER QUALITY
 - WATER SUPPLY CONDITIONS – An update on water supply conditions within the District, Southern California and throughout the State
 - D. LAS POSAS VALLEY WATERMASTER – An update on decisions and/or rulings by the LPV Watermaster and LPV Policy Advisory and Technical Advisory Committees.

E. CALLEGUAS MUNICIPAL WATER DISTRICT/METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA – An update on decisions and rulings by these agencies which may impact District.

F. BOARD OF SUPERVISORS AGENDA ITEMS – A report on Ventura County Board of Supervisors items the district may be presenting or has recently been presented.

G. PUBLIC OUTREACH – Any specific outreach efforts the District has accomplished concerning water conservation, or other issues.

6. COMMITTEE MEMBERS COMMENTS/FUTURE AGENDA ITEMS

7. ADJOURNMENT

The next regularly scheduled District 1 CAC meeting will be held on June 11, 2026

DRAFT

**CITIZENS' ADVISORY COMMITTEE
VENTURA COUNTY WATERWORKS DISTRICT NO. 1
MINUTES OF THE FEBRUARY 12, 2026, MEETING**

COMMITTEE MEMBERS IN ATTENDANCE **In Person**-Michael Smith, David Schwabauer, Steve Morgan, John Newton

COMMITTEE MEMBERS ABSENT: Reddy Pakala

COMMITTEE MEMBER VACANCY: None

STAFF: Paul Chan, Director Water & Sanitation
 Art Aseo, Deputy Director
 Sean Hanley, Water Superintendent
 Homer Arredondo, Engineering Mgr.
 Jean Fontayne, PWA Manager I-zoom
 Maryann Ranallo, Mgmt. Asst. III
 Tony Allen, Accountant-zoom
 Johnny Guardiola, Wastewater
 Supervisor

GUESTS: Chelsie Kennedy-Board of Supervisor
 Parvin's Office
 Daryl Smith

1. **CALL TO ORDER**

The meeting was called to order by John Newton at 2:00 P.M.

APPROVAL OF THE MINUTES OF:

John Newton would appreciate a better flow of the minutes, for better understanding. Suggesting the District Manager will make some clerical changes to the existing minutes and making some more descriptive minutes so anyone can understand them. Vote was taken and 3 Ayes, 0 Nays

3. **PUBLIC COMMENTS**

Daryl Smith said that District 1 water has a lot of solids and wants to know if we can get the TDS down. Daryl is using Well 15 with a little Calleguas Water blended.

4. **DISTRICT STAFF REPORT**

- A. BUDGET AND FINANCIAL REVIEW – An update on the budget and financial status of the District.
- Discussed Financial status of the district based on data from 12/31/25.
 - Lower revenue due to sales. At AP06, we are at \$8 million, assume straight line projection, + \$8 million for the next six months will result in \$16 million, short from our projected budget of \$21 million.
 - Capital projects, no major updates, Cash Reserves at \$5 million (projected by end of year).
 - District 1 used more Calleguas water than produced water due to 3/5 wells being down.
 - All CAC members received invitations to (2) special sewer rate meetings.
 - Wastewater is steady in sales, no fluctuations.

A question was asked from District 19 to District 1, can District 1 help supply reclaimed water to District 19? We do need a pipeline. Homer was looking into providing District 19 with reclaimed water. We haven't moved on anything; we are just looking for ways to grow and improve our system. Financially, in the winter, we could maximize the value of leftover water and deliver unused portions.

B. PROJECTS

CAPITAL PROJECTS

- UV Project started construction. The contractor mobilized, and started construction activities. Recycled Water Pump Station (PS#1) was combined with the UV Project.
- Concrete Basin #3 is on hold with budget constraints and other projects taking precedence.
- Stormwater Diversion is on hold. Assigning this to a new Engineering Manager to determine feasibility.
- Solar Expansion Project, their connection to SCE is complete and ready to operate.
- Stockton Reservoir is on hold due to staffing and budget constraints
- Well 99. Engineers are stretched thin, trying to finish the design.
- Well 20, we need to progressively rehabilitate the well. The water table is shallow, so we need to know the volume we will be able to get out of the well.

DEVELOPMENT PROJECTS

- Hitch Ranch/North Ranch have the same activities going on. Looks like it is close to establishing occupation. High Street Depot is in the same position, looking for tenants.
- La Perch is to the north of us. They are looking for conditions of land entitlement and obtaining a map.
- Moorpark City Library Project actively excavating and doing demolition.

C. O&M UPDATE – WATER SALES TO BUDGET, SYSTEM STATUS AND AMI

- Mild summer months and a rainy November and December. Over the last 10 years total sales per acre foot continue to trend downward. The trend has some to do with recycled water. We sold almost 1100-acre foot of recycled water.
- Wells/Source Production-Well 15 came on-line in May 2025. Well 20 is currently under construction with completion in May/June 2026. Well 95 will follow for repairs after Well 20 is completed. Well 98; we were able to put back on-line this month after some e-coli issues were fixed
- Recycled water takes up to about 13% of the water sold.
- Mainline and Service Leaks are staying consistent. We use our staff to make repairs.
- AMI customer engagement portal will be going on-line soon. We will have a presentation for you later.

WASTEWATER

- December 28, a huge storm collapsed an exposed, concrete encased 8” sewer line crossing in the Arroyo located between Moorpark Ave and Leta Yancy Road. Spill volume estimates 48,834 gallons.
- We currently have a bypass using pumps and diverting.
- We intend to install an inverted siphon which uses pressure to push up to go down toward the treatment plant.
- Total costs to rent pipes, generators, and daily labor is about \$20,000 per month. We are scheduling to have this project finished by June 2026.

D. LOS POSAS VALLEY WATERMASTER rulings by the LPV Watermaster and LPV Policy Advisory and Technical Advisory Committees.

- The Board spoke about Regional Desalter. Los Posas Valley & Calleguas received proposals from several consultants. It is in review and we will go over comments next meeting.
There should be more on the desalter at the Calleguas Tour.

E. CALLEGUAS MUNICIPAL WATER DISTRICT/METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA UPDATRE- An update on decisions.

- Calleguas is trying to convert some of their variable cost to fixed costs. District 1 may have a fixed cost based on the last 10 years of usage.
- AB367 Critical infrastructure for Fire Flow Requirements. District 1 is ready. Jan 1, 2027, the Fire Department will let us know what critical infrastructure is necessary to fire harden.

F. BOARD LETTER TRACKER - AN UPDATE ON VENTURA COUNTY BOARD OF SUPERVISORS AGENDA ITEMS RELATED TO THE DISTRICT

G. AVENUES OF PUBLIC OUTREACH

6. COMMITTEE MEMBERS' COMMENTS/FUTURE AGENDA ITEMS

7. ADJOURNMENT

- Meeting adjourned at 3:12 PM

Next Meeting Thursday, April 9, 2026

3. **PUBLIC COMMENTS** - Members of the public may address the Citizens' Advisory Committee (CAC) on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting.

4. DIRECTOR'S INFORMATIONAL ITEM

A. SEWER RATE PRESENTATION



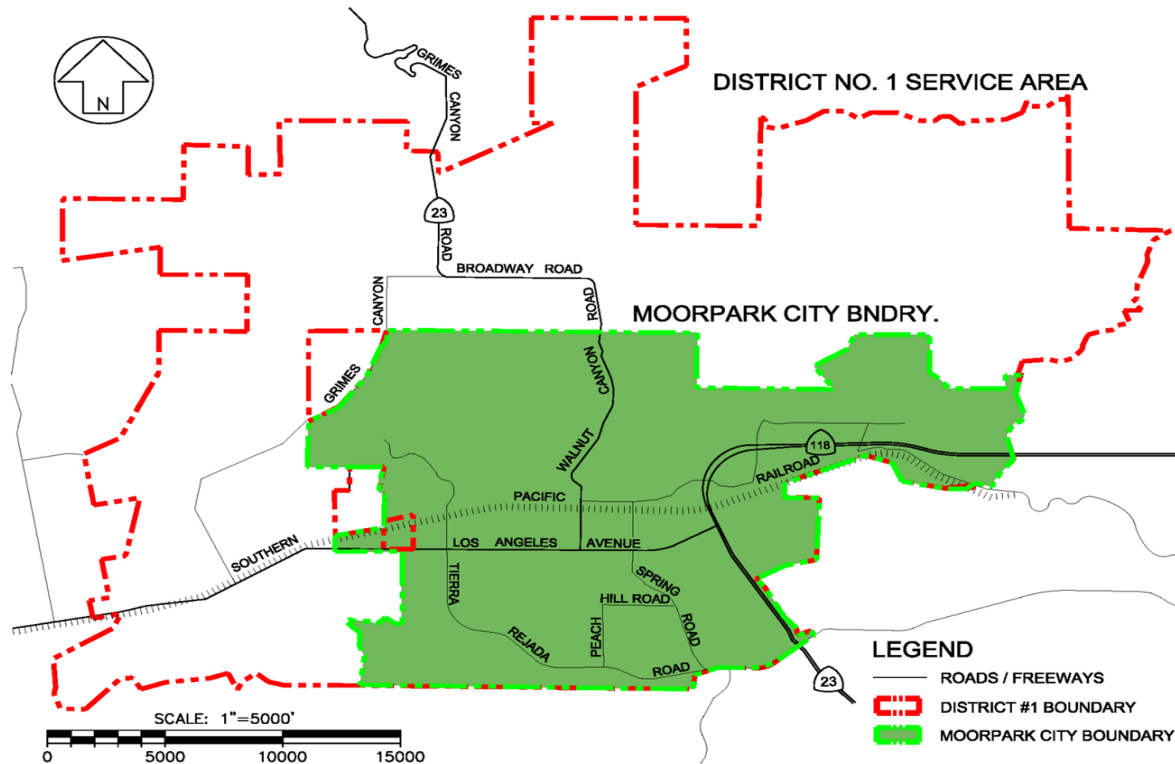
Ventura County Waterworks District No. 1 (Moorpark)
**Proposed Sewer Rate, Reclaimed Water Rate, &
Reclaimed Fixed Rate Monthly Meter Charge
Adjustments Fiscal Year 2026-27**

*Presentation to the Board of Supervisors & Citizen Advisory
Committee*

*Paul Chan
Water and Sanitation Director*



Ventura County Waterworks District No. 1 Service Area



PUBLIC VENTURA COUNTY WORKS



Ventura County Waterworks District No. 1
Moorpark Sewer CIP High Priority Only

High Priority Projects Can NOT be Pushed Out = Risk of Failure

Capital Improvement Program High Priority Only	1	5-Yr Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
MWRF Tertiary to Effluent Pond Gravity Line	High	\$90,000	\$0	\$0	\$90,000	\$0	\$0	\$0
MWRF Generator Replacement	High	\$1,100,000	\$0	\$0	\$150,000	\$950,000	\$0	\$0
Moorpark Water Supply Reliability Program (UV Disinfection / PS No. 1 Upgrade)	High	\$2,860,700	\$4,000,000	\$2,860,700	\$0	\$0	\$0	\$0
Arroyo Simi Sewer Crossing Replacement	High	\$3,375,000	\$1,125,000	\$3,375,000	\$0	\$0	\$0	\$0
Arroyo Sewer Rehabilitation	High	\$10,999,999	\$0	\$1,000,000	\$2,320,118	\$2,436,124	\$2,557,930	\$2,685,827
Sewer Master Plan and Facilities Assessment	High	\$1,100,000	\$0	\$1,100,000	\$0	\$0	\$0	\$0
MWRF Headworks Screen and Conveyor Replacement	High	\$300,000	\$0	\$0	\$300,000	\$0	\$0	\$0
MWRF Solar Expansion	High	\$0	\$1,550,000	\$0	\$0	\$0	\$0	\$0
Total Capital Projects			\$6,675,000	\$8,335,700	\$2,860,118	\$3,386,124	\$2,557,930	\$2,685,827



FY2026-27 Planned Capital Construction Projects:

- Complete comprehensive facilities assessment plan – Awarded 12/16/2025
- Arroyo Simi sewer crossing replacement (unplanned emergency) – Plan award 4/28
- Design and formalize an in-house sewer rehabilitation program – Initiate in 2027
 - Investing \$1.5–\$2.5 million in sewer system improvements annually for the next five years
- Complete construction of the UV disinfection modernization and pump station No. 1 upgrades (Water Reliability Program) – Complete 10/31/2026
- Design and install replacement generators – Q4 2027

FY2025-26 Accomplishments:

- Began construction on the UV disinfection modernization and pump station No. 1 upgrades (Water Reliability Program)
- Construct tertiary to effluent pond gravity line (Water Reliability Program)
- Expansion of the photovoltaic solar field at the reclaim pump station No. 2 to offset energy costs
- Procure replacement generators
- Completed design and construction of the influent meter replacement and bypass line

Phased Execution to Reduce Spill Risk, Offset w/ Reclaimed Revenue



Ventura County Waterworks District No. 1
Moorpark Sewer Services
Sewer & Reclaimed Rate Study Assumptions

- Maintain an appropriate financial reserve combination of 10% of operating revenue and 25% of operating expenses
 - Policy approved 12/8/2020, Resolution 20-143
- Cost of labor: ↑ ~26% (Increased Cleaning and CCTV)
- Power: ↑ ~18% (SCE rate escalations)
- Treatment Cost: : ↑ ~14% (Chemical and Compliance)
- Recapitalization and Modernization of Sewer Systems
- New regulatory and lab requirements, such as implementing LIMS...



Ventura County Waterworks District No. 1
Moorpark Reclaimed Water & Sewer Services
 Recommendations to Approve Option A

- Proposed adjustment in sewer rate charges
 - \$32.25 to \$41.93 per ERU per Month
 - \$387.00 to \$503.16 per ERU per Year

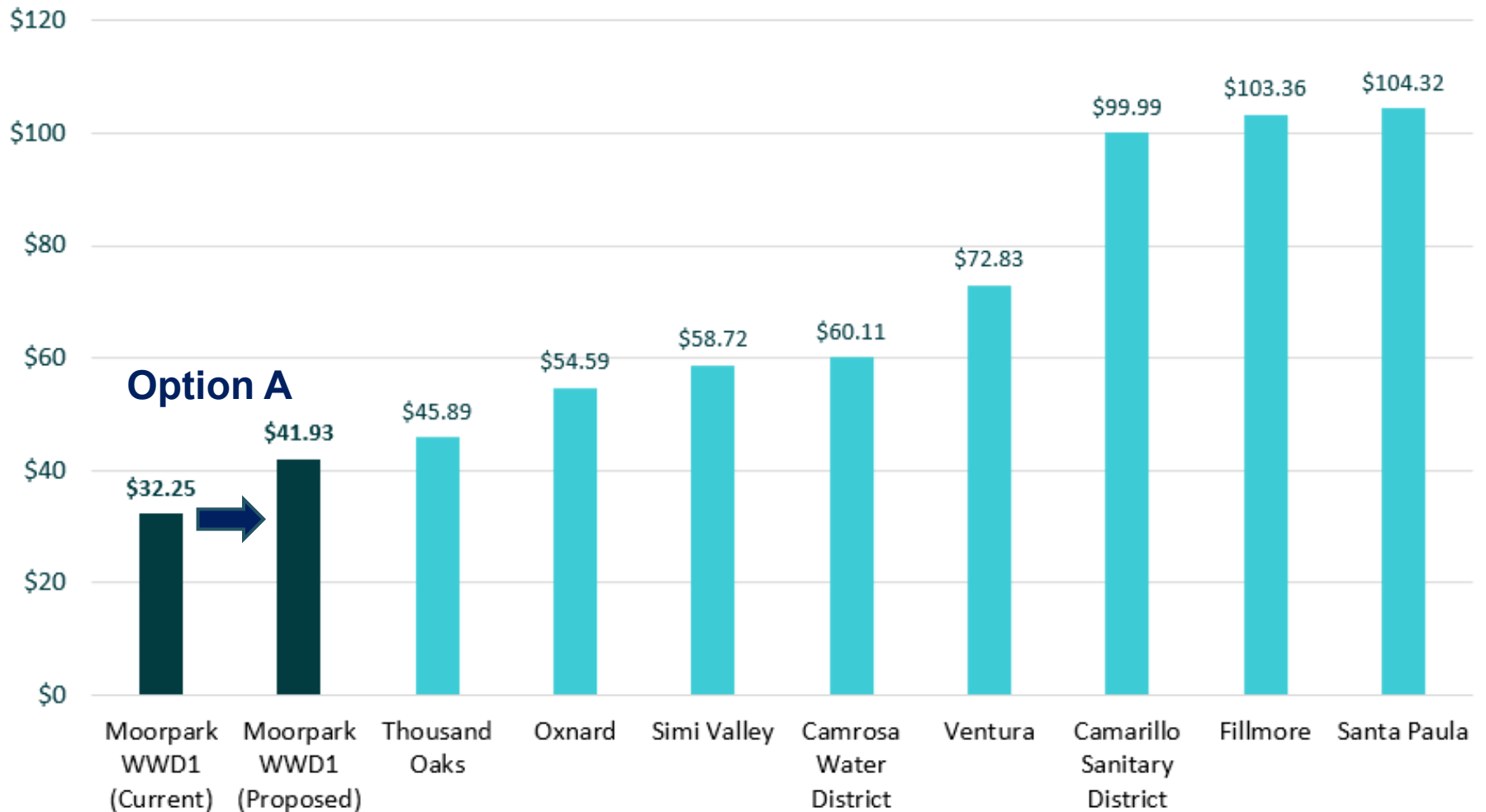
- Proposed adjustment in Reclaimed Water Rate
 - \$2.28 to \$ 2.97 per Hundred Cubic Feet (HCF)
 - \$993.17 to \$1,293.73 per Acre-foot (AF)

- Proposed adjustment on Reclaimed Water Monthly Service Charges

Reclaimed Water Monthly Service Charges - All Meters		
Meter Size	Current Charges	Proposed Charges
3/4-inch	\$16.99	\$22.09
1-inch	\$22.92	\$29.80
1 1/2-inch	\$37.69	\$49.00
2-inch	\$55.42	\$72.05
3-inch	\$111.55	\$145.02
4-inch	\$194.28	\$252.57
6-inch	\$392.28	\$509.97



Sewer Service Charges - Single Family Residential



PUBLIC VENTURA COUNTY WORKS



Ventura County Waterworks District No. 1

Moorpark Sewer Services

Options

High Priority Only for CIP :

Option A assumes you can borrow \$4M internally from an RCA loan (no debt coverage requirement); then borrow additional funds externally in FY 2028 and FY 2030.

FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
0%	30%	30%	25%	20%	5%
\$0	\$4,000,000	\$2,500,000		\$3,500,000	

Option B assumes no internal loan but additional external borrowing in FY 2028, coupled with higher, earlier rate increases (generating more revenues for cash funding CIP instead of an RCA loan).

FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
0%	35%	35%	20%	15%	8%
\$0		\$4,500,000		\$3,500,000	

Option C cash funds all projects (no internal or external borrowing). This requires more cash generation and, therefore, higher increases in the first few years.

FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
0%	45%	40%	32%	5%	3%
\$0					



QUESTIONS

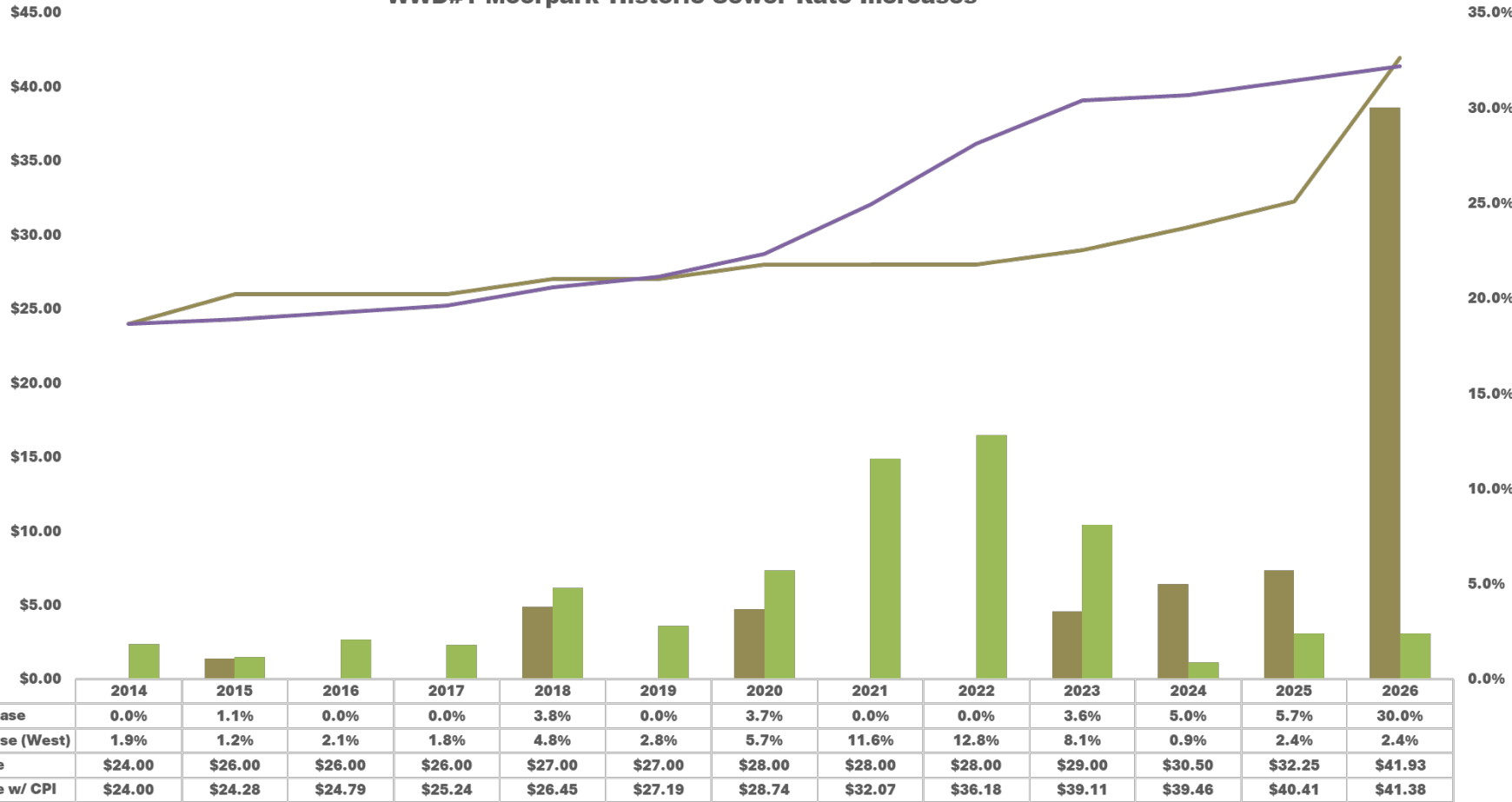


BACKUP

PUBLIC VENTURA COUNTY WORKS



WWD#1 Moorpark Historic Sewer Rate Increases



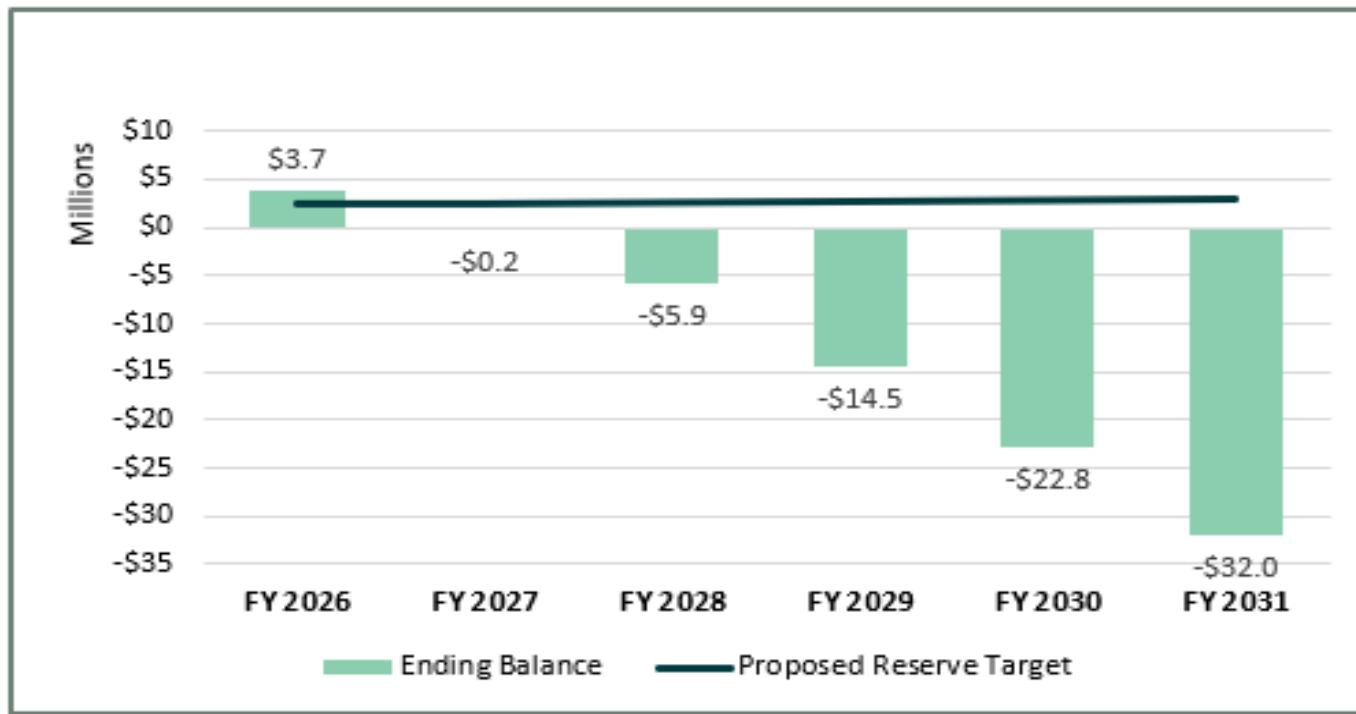
6 of 12 years with 0% adjustments,

Board

2026



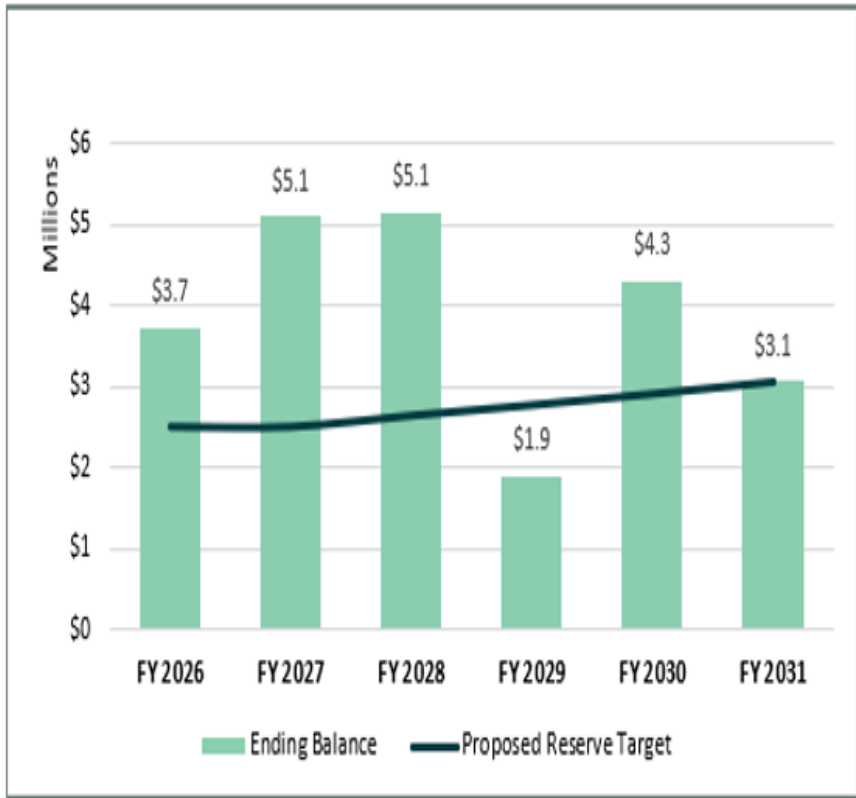
Ventura County Waterworks District No. 1
Moorpark Sewer Services
Revenue Analysis No Adjustment





Ventura County Waterworks District No. 1
Moorpark Sewer Services

Revenue Analysis With Adjustment Option A of 30%

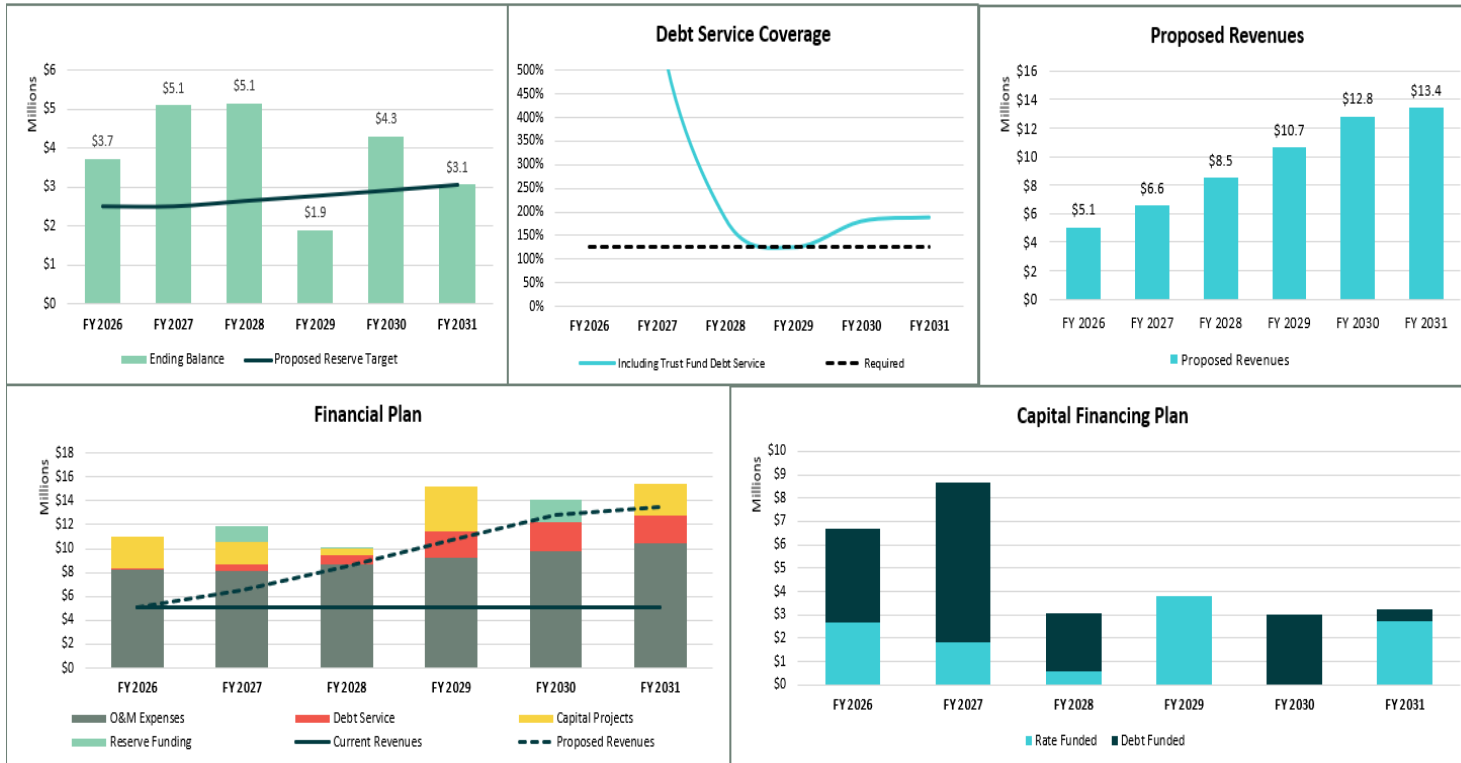


- Is due to the CIP spend, both cash funded and generating enough borrowing capacity for debt financing some future CIP
- Generates approximately \$1.5M in additional rate revenue. Since half the increase is O&M and half is CIP-related, you could say approximately \$750k is for O&M and \$750k is for CIP and/or future debt service for CIP
- FY2029 is below reserve targets

PUBLIC VENTURA COUNTY WORKS



Ventura County Waterworks District No. 1 Moorpark Sewer Services Revenue Analysis Option A



PUBLIC VENTURA COUNTY WORKS



Ventura County Waterworks District No. 1
Moorpark Sewer CIP Medium and Low Only

Medium & Low Priority Projects Not Funded = Risk Higher Rates Next Year

Capital Improvement Program Medium Priority	2	5-Yr Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Arroyo Lift Station Improvements	Medium	\$1,260,000	\$0	\$0	\$50,000	\$250,000	\$960,000	\$0
MWRF Control System Upgrade Program	Medium	\$1,059,000	\$0	\$0	\$225,000	\$233,000	\$241,000	\$360,000
MWRF Winklepress-Belt Filter Press Rehabilitation	Medium	\$515,000	\$0	\$0	\$515,000	\$0	\$0	\$0
Total Capital Projects			\$6,675,000	\$8,335,700	\$3,650,118	\$3,869,124	\$3,758,930	\$3,045,827

Capital Improvement Program Low Priority	3	5-Yr Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
MWRF Steel Structure Storage Building	Low	\$3,627,000	\$0	\$0	\$124,000	\$128,000	\$3,375,000	\$0
Reclaim Water Pump Station No. 2 Rehabilitation	Low	\$810,000	\$0	\$0	\$0	\$0	\$300,000	\$510,000
MWRF Left Turn Lane along Los Angeles Avenue	Low	\$663,000	\$0	\$0	\$0	\$0	\$0	\$663,000
Long-term Placeholder	Low	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Capital Projects			\$6,675,000	\$8,335,700	\$3,774,118	\$3,997,124	\$7,433,930	\$4,218,827

PUBLIC VENTURA COUNTY WORKS



Ventura County Waterworks District No. 1 Moorpark Sewer Services Cash Flow with 30% Adjustment

Financial Plan	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Rate Revenues (Sanitation Services)	\$5,052,509	\$6,568,262	\$8,538,741	\$10,673,426	\$12,808,111	\$13,448,517
Water Sales (Reclaimed Water)	\$854,183	\$854,183	\$854,183	\$854,183	\$854,183	\$854,183
Other Charges for Services (94)	\$286,400	\$294,992	\$294,992	\$294,992	\$294,992	\$294,992
Grant Revenues	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue (89, 90, 97)	\$3,269,917	\$4,000,000	\$240,000	\$0	\$0	\$0
Interest Income	\$333,800	\$168,370	\$173,747	\$162,997	\$100,475	\$161,688
Total Revenues	\$9,796,809	\$11,885,807	\$10,101,663	\$11,985,598	\$14,057,761	\$14,759,380
O&M Expenses						
Services and Supplies (20)	\$8,125,130	\$7,996,492	\$8,563,450	\$9,093,813	\$9,659,116	\$10,261,757
Other Charges (30)	\$0	\$0	\$0	\$0	\$0	\$0
Capital Assets (40)	\$10,000	\$18,325	\$19,058	\$19,820	\$20,613	\$21,437
Other Financing Uses (50)	\$125,450	\$124,087	\$127,810	\$131,644	\$135,593	\$139,661
Total Operating Expenses	\$8,260,580	\$8,138,903	\$8,710,318	\$9,245,277	\$9,815,322	\$10,422,855
Net Operating Revenue (Before Debt Service)	\$1,536,229	\$3,746,904	\$1,391,345	\$2,740,320	\$4,242,439	\$4,336,525
Debt Service						
Existing Debt Service (CEC & Trust Fund Loans)	\$49,182	\$330,878	\$336,858	\$1,776,118	\$1,722,118	\$1,668,118
Proposed Debt Service	\$0	\$250,578	\$407,189	\$407,189	\$626,444	\$626,444
Total - Debt Service	\$49,182	\$581,456	\$744,047	\$2,183,307	\$2,348,562	\$2,294,562
Net Revenue (After Debt Service)	\$1,487,048	\$3,165,448	\$647,299	\$557,014	\$1,893,877	\$2,041,962
Rate Funded Capital Projects (Net of Loan Funded Portion)	\$2,675,000	\$1,808,428	\$593,504	\$3,808,929	\$0	\$2,760,136
Total - Rate Funded Capital Projects (Net of Loan Funded)	\$2,675,000	\$1,808,428	\$593,504	\$3,808,929	\$0	\$2,760,136

PUBLIC VENTURA COUNTY WORKS



Ventura County Waterworks District No. 1 Moorpark Sewer Services Sources of Funds with 30% Adjustment

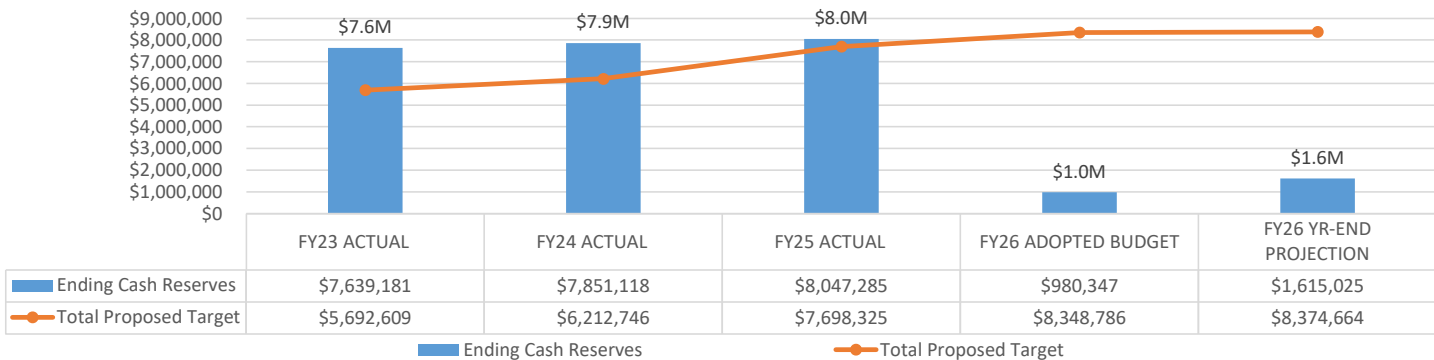
Sources and Uses		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Beginning Balance		\$4,926,841	\$3,738,889	\$5,095,908	\$5,149,704	\$1,897,788	\$4,299,249
Sources of Funds							
Sewer Service Charges (Existing Rates)		\$5,052,509	\$6,568,262	\$8,538,741	\$10,673,426	\$12,808,111	\$13,448,517
Other Revenues		\$4,410,500	\$5,149,175	\$1,389,175	\$1,149,175	\$1,149,175	\$1,149,175
Grant Revenues		\$0	\$0	\$0	\$0	\$0	\$0
Interest Income		\$333,800	\$168,370	\$173,747	\$162,997	\$100,475	\$161,688
Debt and Loan Proceeds		\$4,000,000	\$6,860,700	\$2,500,000	\$0	\$3,500,000	\$0
Total - Sources of Funds		\$13,796,809	\$18,746,507	\$12,601,663	\$11,985,598	\$17,557,761	\$14,759,380
Uses of Funds							
O&M Expenses		\$8,260,580	\$8,138,903	\$8,710,318	\$9,245,277	\$9,815,322	\$10,422,855
Debt Service		\$49,182	\$581,456	\$744,047	\$2,183,307	\$2,348,562	\$2,294,562
Capital Improvement Program		\$6,675,000	\$8,669,128	\$3,093,504	\$3,808,929	\$2,992,416	\$3,267,719
Total - Uses of Funds		\$14,984,762	\$17,389,487	\$12,547,868	\$15,237,513	\$15,156,301	\$15,985,137
Ending Balance		\$3,738,889	\$5,095,908	\$5,149,704	\$1,897,788	\$4,299,249	\$3,073,492
Ending Balance		\$3,738,889	\$2,081,359	\$2,349,927	\$2,761,022	\$3,175,579	\$3,364,687
Days Cash on Hand (Projected)		165	229	216	75	160	108
Reserve Target		\$2,512,104	\$2,512,104	\$2,653,001	\$2,784,908	\$2,925,467	\$3,075,270
Operating Reserve	90	\$2,006,853	\$2,006,853	\$2,147,750	\$2,279,657	\$2,420,216	\$2,570,019
Capital Reserve	50%	\$0	\$0	\$0	\$0	\$0	\$0
Rate Stabilization Reserve	10%	\$505,251	\$505,251	\$505,251	\$505,251	\$505,251	\$505,251
Days Cash On Hand (Target)		111	113	111	110	109	108

5. DISTRICT STAFF REPORT

- A. BUDGET AND FINANCIAL REVIEW – An update on the budget and financial status of the District

Current A		For the eight periods ending February 28, 2026								
WW#1 Moorpark (Water)										
ADHOC SUMMARY REPORT										
							Budget to Actual Analysis			
							FY26 ACTUAL (thru December) (AP06)	% Actual vs Budget		
		FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	FY26 ADOPTED BUDGET	FY26 YR-END PROJECTION				
OPERATION AND MAINTENANCE										
Operating Revenue:										
	Water Sales	\$14,994,200	\$17,347,500	\$21,607,900	a \$21,076,300	\$21,607,424		a \$11,958,076	b/a	
	Rent & Concessions	\$339,300	\$360,100	\$341,600	\$355,600	\$456,739		\$228,370		
	Other Revenue	\$660,400	\$584,400	\$1,001,200	\$840,600	\$622,335		\$447,290		
	Total Operating Revenue	\$15,993,900	\$18,292,000	\$22,950,700	\$22,272,500	\$22,686,499		\$12,633,736		
Operating Expenditure:										
Direct Cost										
	Local Water Cost - Power& Ground Water	\$666,928	\$662,734	\$644,473	\$454,500	\$764,537		\$388,606	86%	
	Imported Water (Calleguas)	\$9,562,772	\$11,098,166	\$14,150,727	\$15,287,200	\$14,761,684		\$8,218,301	54%	
	Total Direct Cost	\$10,229,700	\$11,760,900	\$14,795,200	\$15,741,700	\$15,526,221		\$8,606,906	139%	
	Gross Margin (Water Sales - Direct Cost)	\$5,764,200	\$6,531,100	\$8,155,500	\$6,530,800	\$7,160,278		\$4,026,829		
		64%	64%	64%	71%	68%				
Less: Indirect Operating Cost										
	System Maint. Repairs & Replac.	\$1,384,300	\$1,450,800	\$1,381,565	\$1,705,997	\$1,751,473		\$815,991	48%	
	O&M Labor	\$3,125,100	\$3,189,000	\$4,305,900	\$5,125,560	\$5,391,706		\$3,235,882	63%	
	Other O&M Cost	\$2,033,655	\$1,511,285	\$1,667,475	\$2,391,367	\$2,186,285		\$1,044,124	44%	
	Depreciaton	\$890,900	\$891,500	\$881,600	\$863,100	\$863,100		\$580,919	67%	
	Total Indirect Operating Cost	\$7,433,955	\$7,042,585	\$8,236,540	\$10,086,024	\$10,192,564		\$5,676,917		
	Total Operating Net Cost	(\$1,669,755.4)	(\$511,484.8)	(\$81,040.4)	(\$3,555,223.6)	(\$3,032,286.3)		(\$1,650,087.5)		
Minimum Balance										
	25% of O&M expenses	\$4,193,189	\$4,477,996	\$5,537,535	\$6,241,156	\$6,213,921				
	10% of rate revenue	\$1,499,420	\$1,734,750	\$2,160,790	\$2,107,630	\$2,160,742				
	Total Required Reserves	\$5,692,609	\$6,212,746	\$7,698,325	\$8,348,786	\$8,374,664				
CAPITAL PROJECTS										
Capital Financing Sources										
	State Grants	\$0	\$49,600	\$19,184	\$0	\$0		a \$0		
	Capital Improv Charges & Other Revenues	\$439,500	\$526,600	\$675,704	\$418,600	\$527,157		\$83,582		
	Long Term Debt Proceeds	\$0	\$0	\$0	\$0	\$0		\$0		
	Depreciation	\$890,900	\$891,500	\$881,600	\$863,100	\$863,100		\$580,919		
	Total Capital Financing	\$1,330,400	\$1,467,700	\$1,576,487	\$1,281,700	\$1,390,257		\$664,502		
Capital Expenditures										
	Misc Water System Improvement	\$30,500	\$0	\$0	\$190,000	\$105,000		\$0		
	Capital Replacement	\$1,619,743	\$596,328	\$292,014	\$4,055,700	\$3,685,872		\$180,357		
	Capital Acquisition	(\$3,100)	\$0	\$916,299	\$50,000	\$632,384		\$118,872		
	Other Capital Expenditures	\$854,206	\$147,950	\$90,967	\$497,715	\$366,975		\$66,811		
	Total Capital Expenditures	\$2,501,349	\$744,278	\$1,299,279	\$4,793,415	\$4,790,230		\$366,040		
	Total Capital Net Cost	(\$1,170,948.6)	\$723,421.6	\$277,208.0	(\$3,511,714.5)	(\$3,399,973.9)		\$298,461.8		
	Beginning Cash Reserves	\$10,479,885	\$7,639,181	\$7,851,118	\$8,047,285	\$8,047,285		\$8,047,285		
	Increase (Decrease) in Reserves	(\$2,840,704)	\$211,937	\$196,168	(\$7,066,938)	(\$6,432,260)		(\$1,351,626)		
	Ending Cash Reserves	\$7,639,181	\$7,851,118	\$8,047,285	\$980,347	\$1,615,025		\$6,695,660		

Cash Reserves Between Fiscal Years

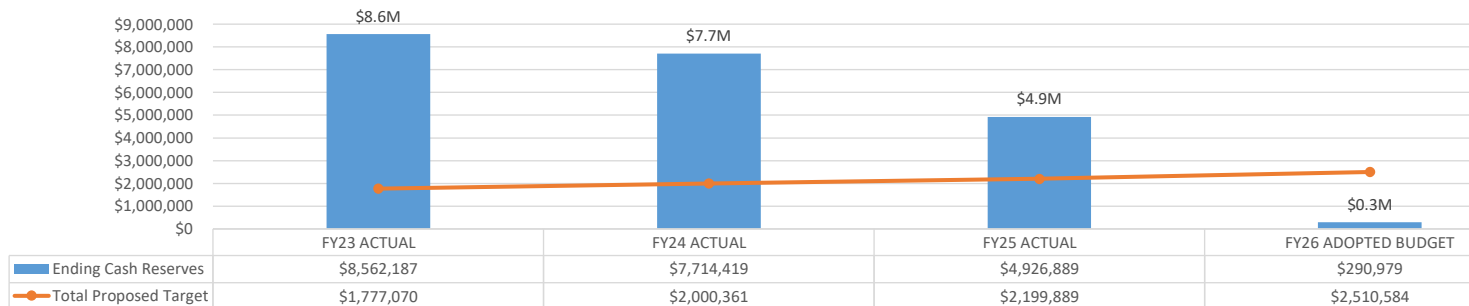


WATERWORKS DISTRICT #1 - WATER
MOORPARK
FINANCIAL STATUS REPORT

61	Acquisition&Replacement Fund			FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	FY26 ADOPTED		BUDGET to ACTUAL %	FY26 YR-END PRJ
							BUDGET	FY26 ACTUAL		
62	Beginning Balances			\$8,254,239	\$7,083,290	\$7,806,712	\$8,047,285	\$8,047,285		\$8,047,285
63										
64	Capital Sources of Funds									
65	Interest Earnings		8911	255,900	353,300	290,488	150,000	46	0%	258,557
66	State Grants		9252	-	49,600	19,184	-	-		-
67	Capital Improv Charges		9615	183,600	173,300	385,216	268,600	83,536	31%	268,600
68	Long Term Debt Proceeds		9841	-	-	-	-	-		-
70	Depreciation Expense	CY Funded	3611	890,900	891,500	881,600	863,100	580,919	67%	863,100
71	Total - Capital Sources of Funds			1,330,400	1,467,700	1,576,487	1,281,700	664,502		1,390,257
72										
73	Capital Uses of Funds									
74	Water System Improvement:									
75	Misc Water System Improvement		4112/2112	27	-	32,543	150,000	153,250	102%	557,314
93	Stockton Reservoir #2 Replacement		4112	74,782	30,849	17,247	-	916		1,460
94	Reservoir Re-Coating - Peach Hill & Tierra Rejada		4112	917	7,877	38,617	2,740,700	25,444	1%	2,766,144
95	Reservoir Re-Coating - College Reservoir		4112	448	-	-	-	-		-
96	Princeton Widening Proj		4112	22,174	70,024	792,650	-	-		62,593
97	Reservoir Re-Coating - Grimes/Home Acres		4112	-	-	-	150,000	-		-
98	SCE Upgrade to Tierra Rejada, Gabbert, etc.		4112	-	50,442	128,139	-	-		-
99	Re-Drill Well 97		4112	1,521,421	437,136	47,318	-	2,053		2,053
100	Rehabilitation Well 20		4114	-	-	-	715,000	-	0%	-
101	Rehabilitation Well 95		4114	-	-	5,742	-	5,966	0%	28,131
102	Well 99 Facility		4114	-	-	24,101	350,000	111,600	0%	888,084
103	Valve Replacement		4112	-	-	-	-	-		-
104	Total Water System Improvement			\$1,619,769	\$596,328	1,086,357	4,105,700	299,229		\$4,305,779
105	Water Construction Project:									
106	Home Acres Reservoir & Pipeline		4114	-	-	-	-	-		-
107	SCE @ Gabbert, S&K, Mt Meadows, Peach Hill		4114	-	-	-	-	-		-
108	Moorpark Desalter (Study/EIR/PDR)		4114	(3,127)	-	121,956	-	-		12,477
112	Total Water Construction Project			(\$3,127)	\$0	\$121,956	\$0	\$0		\$12,477
113										
114	Land Purchased		4011	-	-	-	50,000	-	0%	-
115	Indirect Recovery		2158	56,500	50,750	36,050	36,245	18,123	50%	36,245
116	Contract Proc-Eng Svcs		2204	43,400	-	-	61,200	-	0%	-
117	System Maint, Repairs & Replc.	Various (see sch)		30,500	-	-	190,000	-	0%	105,000
118	Equipment/Software	4601/4701		29,400	21,300	38,598	95,000	48,688	51%	75,460
119	Contributions-ISF & Other Funds			447,800	75,900	16,319	255,270	-	0%	255,270
120	ACFR ADJ			277,106	-	-	-	-		-
121	Total - Capital Uses of Funds			\$2,501,349	\$744,278	\$1,299,279	\$4,793,415	\$366,040		\$4,790,230
122										
123	Net Fund Balance			(\$1,170,949)	\$723,422	\$277,208	(\$3,511,715)	\$298,462		(\$3,399,974)
124										
125	Transfer to/fr O&M / Rate Stabilization Fund			\$0	\$0	(\$36,634)	(\$3,555,224)	(\$1,650,088)		(\$3,032,286)
126	Ending Reserve Balance			\$7,083,290	\$7,806,712	\$8,047,285	\$980,347	\$6,695,660		\$1,615,025

For the 8 periods ending February 28, 2026											
WW#1 Moorpark (Sewer)											
ADHOC SUMMARY REPORT											
							Budget to Actual Analysis				
							FY26 ACTUAL (thru Feb) (AP08)	% Actual vs Budget			
							FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	FY26 ADOPTED BUDGET	FY26 YR-END PROJECTION
OPERATION AND MAINTENANCE											
Operating Revenue:											
Sewer Service Charges		\$4,245,700	\$4,502,617	\$4,793,982	\$4,792,900	\$4,340,262	\$2,556,298	53%			
Reclaimed Water Sales		\$629,100	\$645,532	\$848,957	\$833,700	\$795,312	\$508,965				
Other Revenue		\$28,300	\$139,001	\$202,594	\$70,400	\$70,400	\$49,319	24%			
Total Operating Revenue		\$4,903,100	\$5,287,150	\$5,845,533	\$5,697,000	\$5,205,974	\$3,114,581				
Operating Expenditure:											
Direct Cost											
Sewage Treatment Costs		\$326,000	\$328,925	\$398,110	\$400,000	\$325,000	\$232,116	58%			
Sewage System Power		\$486,500	\$608,077	\$602,636	\$638,800	\$663,945	\$482,152	80%			
Total Direct Cost		\$812,500	\$937,002	\$1,000,745	\$1,038,800	\$988,945	\$714,268	138%			
Gross Margin (Water Sales - Direct Cost)		\$4,090,600	\$4,350,148	\$4,844,788	\$4,658,200	\$4,217,029	\$2,400,313				
Less: Indirect Operating Cost											
System Maint. Repairs & Replac.		\$1,345,200	\$1,320,218	\$1,476,531	\$1,966,800	\$2,006,464	\$801,803	54%			
Other O&M Cost		\$758,300	\$1,103,389	\$1,246,390	\$1,525,413	\$1,990,043	\$602,401	48%			
O&M Labor		\$2,494,000	\$2,839,787	\$3,158,299	\$3,594,165	\$4,398,415	\$2,526,192	80%			
Depreciaton		\$1,301,800	\$1,294,672	\$1,245,699	\$1,241,100	\$1,241,100	\$834,840				
Total Indirect Operating Cost		\$5,899,300	\$6,558,066	\$7,126,919	\$8,327,478	\$9,636,022	\$4,765,236				
							\$5,479,504				
Total Operating Net Cost		(\$1,808,700.0)	(\$2,207,918.6)	(\$2,282,131.5)	(\$3,669,277.7)	(\$5,418,993.1)	(\$2,364,923.5)				
Minimum Balance											
25% of O&M expenses		\$1,352,500	\$1,550,099	\$1,720,491	\$2,031,294	\$2,345,967					
10% of rate revenue		\$424,570	\$450,262	\$479,398	\$479,290	\$434,026					
Total Required Reserves		\$1,777,070	\$2,000,361	\$2,199,889	\$2,510,584	\$2,779,993					
CAPITAL PROJECTS											
Capital Financing Sources											
State/Fed Aid		(\$101,400)	\$1,338,843	(\$1,585,628)	\$1,840,975	\$6,477,094	\$2,036,119				
Capital Improv Charges & Other Revenues		\$923,500	\$526,298	\$773,235	\$549,800	\$1,020,598	\$712,135				
Loan Proceed		\$0	\$0	\$0	\$1,028,942	\$1,028,942	\$0				
TRANSFERS IN FROM OTHER FUNDS		\$0	\$0	\$0	\$0	\$0	\$0				
Depreciation		\$1,301,800	\$1,294,672	\$1,245,699	\$1,241,100	\$1,241,100	\$834,840				
Total Capital Financing		\$2,123,900	\$3,159,813	\$433,306	\$4,660,817	\$9,767,734	\$3,583,094				
Capital Expenditures											
Misc Water System Improvement		\$13,000	\$14,515	\$18,529	\$0	\$20,694	\$10,347				
Capital Replacement		\$774,100	\$85,004	\$7,756	\$2,475,000	\$4,502,318	\$2,318				
Capital Acquisition		\$561,100	\$1,617,080	\$823,836	\$3,017,000	\$9,837,943	\$1,018,884				
Other Capital Expenditures		\$394,100	\$83,064	\$88,584	\$135,450	\$155,450	\$0				
ACFR		\$178,149	\$0	\$0	\$0	\$0	\$0				
Total Capital Expenditures		\$1,920,449	\$1,799,663	\$938,704	\$5,627,450	\$14,516,404	\$1,031,548				
Total Capital Net Cost		\$203,451.3	\$1,360,149.9	(\$505,397.8)	(\$966,633.0)	(\$4,748,669.8)	\$2,551,545.6				
Beginning Cash Reserves		\$10,167,436	\$8,562,187	\$7,714,419	\$4,926,889	\$4,926,889	\$4,926,889				
Increase (Decrease) in Reserves		(\$1,605,249)	(\$847,769)	(\$2,787,529)	(\$4,635,911)	(\$10,167,663)	\$186,622				
Ending Cash Reserves		\$8,562,187	\$7,714,419	\$4,926,889	\$290,979	(\$5,240,773)	\$5,113,512				

Cash Reserves Between Fiscal Years



Ending Cash Reserves

Total Proposed Target

CURRENT PERIOD ACTIVITIES		For the 8 periods ending February 28, 2026								
WW#1 Moorpark Sanitation Service										
Fund Balance Analysis										
1	Total Beginning Balances			\$10,167,436	\$8,562,187	\$7,714,419	\$4,926,841	\$4,926,841	\$4,926,841	
2	Total Ending Balances			\$8,562,187	\$7,714,419	\$4,926,841	\$290,979	\$5,113,512	(\$5,240,773)	
3										
4	Total Required Cash Balance			\$2,102,520	\$2,324,029	\$2,511,326	\$2,820,847	\$1,625,494	\$3,090,256	
5	Alert			ok	ok	ok	alert	ok	alert	
6										
7	O&M/ Rate Stab Fund	FMS ACT#		FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	FY26 ADOPTED BUDGET	FY26 ACTUAL	BUDGET to ACTUAL %	FY26 YR-END PRJ
8	Beginning Balances			\$0	\$0	\$0	\$0	\$0		\$0
9										
10	O&M Revenue									
11	Federal & State Disaster	9301				-	-	-		-
12	Sewer Svcs Charges	9612		4,245,700	4,502,617	4,793,982	4,792,900	2,556,298	53%	4,340,262
13	Other Revenue & Misc Fees	9790		16,800	74,812	19,821	9,200	6,133	67%	9,200
14	Plan. Eng Svcs	9481		11,500	64,189	182,773	61,200	43,186	71%	61,200
15	Rents And Concessions	8931		-	-	-	-	-		-
16	Reclamation Water Sales	9614		629,100	645,532	848,957	833,700	508,965	61%	795,312
17	Gain/Loss Revenue Capital Assets	9822		-	-	-	-	-		-
18	Total - O&M Revenue			\$4,903,100	\$5,287,150	\$5,845,533	\$5,697,000	\$3,114,581	55%	\$5,205,974
19										
20	O&M Expenditures									
21	Phone/Supplies/BadDebt/Misc	See Sch		194,900	377,735	350,061	251,471	149,324	41%	533,226
22	System Maintenance & Supplies	See Sch		1,489,700	1,460,574	1,599,020	2,133,456	885,318	38%	2,172,211
23	Special Technical Svcs	See Sch		25,200	99,157	178,898	477,000	66,946	10%	665,919
24	Fed/State Permit Fees	2159		67,100	63,160	72,823	73,500	67,470	92%	77,000
25	General Insurance Allocation Isf	2071		29,700	28,618	33,839	39,100	-	0%	39,100
26	Indirect Recovery	2158		13,000	14,515	18,529	41,387	10,347	50%	20,694
27	O&M Labor	2205		2,494,000	2,839,787	3,158,299	3,594,165	2,526,192	70%	4,398,415
28	Mgmt. & Admin Svcs	2204		209,200	197,825	253,400	342,251	171,200	50%	342,251
29	Wastewater Analysis	2188		67,100	177,672	216,352	134,000	53,551	40%	96,877
30	Sewage System Power	2313		486,500	608,077	602,636	638,800	482,152	75%	663,945
31	Sewage Treatment Costs	2104SM04		326,000	328,925	398,110	400,000	232,116	66%	325,000
32	Rights Of Way Easements Purchase	3552		-	-	-	-	-		-
32	Interest Expense	3452		-	-	-	-	-		49,182
33	Depreciation Expense	3611		1,301,800	1,294,672	1,245,699	1,241,100	834,840	67%	1,241,100
34	PY ACFR Adustment			7,600	4,352	48	-	-		-
35	Total Uses of Funds			6,711,800.0	7,495,068	8,127,712	9,366,230	5,479,456	56%	10,624,919
36										
37	Result of Operation			(\$1,808,700)	(\$2,207,919)	(\$2,282,179)	(\$3,669,229.7)	(\$2,364,876)		(\$5,418,945)
38										
39	Transfer to/fr Capital Reserve			\$1,808,700	\$2,207,919	\$2,282,179	\$3,669,230	\$2,364,876		\$5,418,945
40										
41	Ending Balances			\$0	\$0	\$0	\$0	\$0		\$0
42										
43	Minimum Balance									
44	25%	of O&M expenses		\$1,677,950	\$1,873,767	\$2,031,928	\$2,341,557	\$1,369,864		\$2,656,230
45	10%	of rate revenue		\$424,570	\$450,262	\$479,398	\$479,290	\$255,630		\$434,026
46										
47										
48	Acquisition&Replacement Fund			FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	ADOPTED BUC	FY26 ACTUAL	BUDGET to ACTUAL %	FY26 YR-END PRJ
49	Beginning Balances			\$10,167,436	\$8,562,187	\$7,714,419	\$4,926,841	\$4,926,841		\$4,926,841
50										
51	Sources of Funds									
52	Interest Earnings	8911		248,900	303,399	343,526	333,800	63,244	19%	371,708
53	State/Fed Aid	9252	-Prop 84 Grant	(101,400)	1,338,843	(1,585,628)	1,840,975	2,036,119	42%	6,477,094
54	Sewer Connection Fees	9611		607,200	315,403	425,139	216,000	648,890	300%	648,890
57	Loan Proceed	9841		-	-	-	1,028,942	-	0%	1,028,942
58	Gain/Loss Revenue Capital Assets	9822		67,400	(92,504)	4,570	-	-		-
59	TRANSFERS IN FROM OTHER FUNDS	9822		-	-	-	-	-		-
59	Depreciation Expense	3611	CY Funded	1,301,800	1,294,672	1,245,699	1,241,100	834,840	67%	1,241,100
60	Total - Sources of Funds			2,123,900.0	3,159,812.8	433,306.5	\$4,660,817	3,583,093.9		9,767,734.2
61										
62	Uses of Funds									
63	System Improvement and Replacement:	4113					-	-		-
64	General Sewer System Improvements	4113		774,100	2,187	-	250,000	-	0%	-
76	Arroyo Simi Sewer Spill	4113		-	70,867	7,756	-	2,318		4,502,318
77	MWRF Generator Replacement	4113		-	11,950	-	-	-		-

5. DISTRICT STAFF REPORT

B. PROJECTS

CAPITAL PROJECTS - The Capital Project Status Report provides regular reporting on the status of active projects within the District

April 2026

ACTIVE CAPITAL PROJECTS REPORT - WATER AND SANITATION DEPARTMENT

Project Name	Phase	Target Date	Project Updates
Install UV Disinfection Modernization/Salt Reduction Equipment at Moorpark Water Reclamation Facility (MWRf)	Construction	Fall 2026	Bids opened 11/20/2025. Low bid 5.6M (Eng Est 5.7M) Metro Builders. Work underway. DWR Grant deadline extended to 9/31/2026. Utilizing bridge loan from County.
Upgrade Recycled Water Pump Station No. 1 at MWRf	Construction	Fall 2026	Combined into UV Install Project.
Construct Concrete Basin #3 Lining at MWRf	Design	on hold	On hold due to budget and staff constraints. Design is 95% complete.
Stormwater Diversion & Groundwater Recharge Facility at MWRf	Feasibility Study	on hold	Consultant finished groundwater recharge concept study. Percolation efficacy fell well below target. On hold due to staffing constraints, project likely to be withdrawn.
Construct Steel Structure Storage Building at MWRf	Design	on hold	On hold due to budget constraints. 90% design complete. Engineering Service Department ready to file for building permit and complete design when provided authorization by District.
MWRf Solar Expansion (SCE Meter #2)	Construction	Spring 2026	SCE connection completed on 12/8/2025. Construction completed on 4/1/2026. AHJ inspection scheduled for week of 4/6. Tight grandgathered deadline: Must submit Permission to Operate to SCE on 4/14/2026
Construct Left-turn lane on HWY 118 to MWRf Entrance	Design	on hold	On hold due to staffing constraints with PWA Roads. 30% design completed. Contract Modification with Designer, Environmental study has to be completed.

Construct New Stockton Reservoir at Stockton Road	Right-of-Way Acquisition	on hold	On hold due to staffing and budget constraints. Land offer rejected for latest site targeted. Project returns to concept stage: locate site, prelim engineering, acquire land rights, complete design and soils engineering, construct.
Construct Well 99 Facility (APN 503-0-030-075) at Stockton Road	Design	-	Consultant design contract approved by Board 6/3. Completed site survey; research and data gathering for Consultant. Staffing constraints reducing progress.
Rehabilitate Well 20 at Championship Drive	Construction	Summer 2026	Bids opened 11/6/2025. Low bid 544k (Eng Est 629k) General Pump. Rehabilitation in progress.
Arroyo Simi Sewer Crossing Replacement	Bid	Summer 2026	Emergency sewer failure from December 2025 rain storms. Temporary sewer bypass line in-place. Environmental clearances obtained. Design completed. Bids opened 4/1/2026.

5. DISTRICT STAFF REPORT

B. PROJECTS

DEVELOPMENT PROJECTS - The Development Project Status Report provides updates on the status of active development projects within the District

April 2026

RESIDENTIAL DEVELOPMENT PROJECTS

Project Name / Developer	Project Location	Project Description	District Project Manager	Phase
North Ranch (Tract 5847) Developer: West Pointe Homes/Rasmussen	5979 Gabbert Road	134 single family homes and 5 estate lots	R. Zastrow	Plan Check
Hitch Ranch (Tract 5708) Developer: Hitch Ranch Partners/Lennar Homes	North of Union Pacific Railroad tracks and West of terminus of Casey	755 single and multi-family residences, open space, manufactured slopes, detention basins, private recreation, public park.	R. Zastrow	Plan Check
Beltramo Ranch (Tract 6061) Developer: Warmington Residential	South of Los Angeles Avenue, East of Tierra Rejada Road, and West of Maureen	47 single-family detached homes and programmed open space areas	R. Zastrow	In Construction
Everett Street Teraces (Tract 5739) Developer: John Newton	Northeast corner of Everett Street and Walnut Canyon Road	60 condominium residences	TBD	Conditioned
Vistas at Moorpark Developer: City Ventures Homebuilding, LLC	East of Walnut Canyon Road, North of Wicks Road; APN 512-0-010-010, -025, -055, -065 APN 512-0-020-010, -030 APN 512-0-030-010, -025	142 townhomes and 205 detached single family homes of varying lot sizes	TBD	Conditioned
Pacific Arroyo (Tract 5882) Developer: Pacific Communities	South of Los Angeles Avenue and East of Maureen Lane	284 single-family residences	R. Zastrow	Plan Check
Green Island Villas Developer: Skyline 66, LLC	635 Los Angeles Avenue	66 townhouse condominiums	TBD	Conditioned
Vendra Gardens Apartments Developer: Moorpark Casey Road LP	South of Casey Road and West of Walnut Canyon	200 affordable apartments	F. Zablocki	In Construction
Casey Road Senior Community Developer: Aldersgate Investment, LLC	North of Casey Road and West of Walnut Canyon Road	390-unit senior retirement community	TBD	Conditioned
Leta Yancy Affordable Housing Developer: RRM Design Group	1st Street and Charles Street	46 Multi-Family Unit Affordable Apartments	F. Zablocki	In Review (City of Moorpark)

Arroyo Spring Apartments Developer: Alliant Strategic Development	4875 Spring Road and 384 Los Angeles Avenue	150 multi-family unit affordable apartment project, parcel map, development agreement amendment	F. Zablocki	In Review (City of Moorpark)
Lassen Project Developer: Warmington Residential	475 W Los Angeles Avenue	180 Multifamily Homes	R. Zastrow	In Review (City of Moorpark)
La Perch Developer: Shea Homes LP	7200 Walnut Canyon Rd	52 Single-Family Homes, 60 Duplexes, 3 Pocket Parks	R. Zastrow	In Review (City of Moorpark)

April 2026

COMMERCIAL/INDUSTRIAL/OTHER DEVELOPMENT PROJECTS

Project Name / Developer	Project Location	Project Description	Project Manager	Phase
Pentair Expansion Developer: Amir Development Company	10941 Los Angeles Avenue	90,566 square-foot industrial building	TBD	Plan Check
Patriot Office Complex (Tract 6068) Developer: Patriot Investors, LP	858 Patriot Drive	28,955 square-foot office complex with 7 shell buildings	F. Zablocki	In Construction
Hecate Gwent Battery Storage (formerly Tentative Tract No. 5906) Developer: Hecate Grid Gwent Land LLC	North of Union Pacific Railroad tracks, West of Gabbert Road	Battery storage facility located, includes development agreement amendment and a tentative parcel map	TBD	In Review (City of Moorpark)
New City Library (Civic Center Master Plan EIR) Developer: City of Moorpark	83 High Street and 699 Moorpark Avenue	New 17,272 square-foot library and demolition of existing 7,900 square-foot library and associated site improvements	F. Zablocki	In Construction
347 Moorpark Avenue Mixed-Use Building Developer: Yossi Bar-Zion	347 Moorpark Avenue	8,970 square-foot mixed-use building with two commercial spaces and six residential units	TBD	Conditioned
5751 Condor Drive Developer: 4M Investment Corporation	APN 513-0-060-335	48,211 square-foot industrial building	TBD	Plan Check
Prologis Industrial Buildings & Battery Storage Developer: Prologis	North of Los Angeles Avenue, West of Gabbert Road	Three industrial buildings and a battery energy storage system	TBD	In Review (City of Moorpark)
Moorpark Operations Yard Developer: County of Ventura	6767 Spring Road	County to purchase WWD1 Land to develop Multi-building campus with administrative offices and storage yard	H. Arredondo	Plan Check
LA Ave Eastbound Weight Station	Eastbound LA Ave near Hitch Blvd.	Caltrans Weigh Station	H. Arredondo	Plan Check

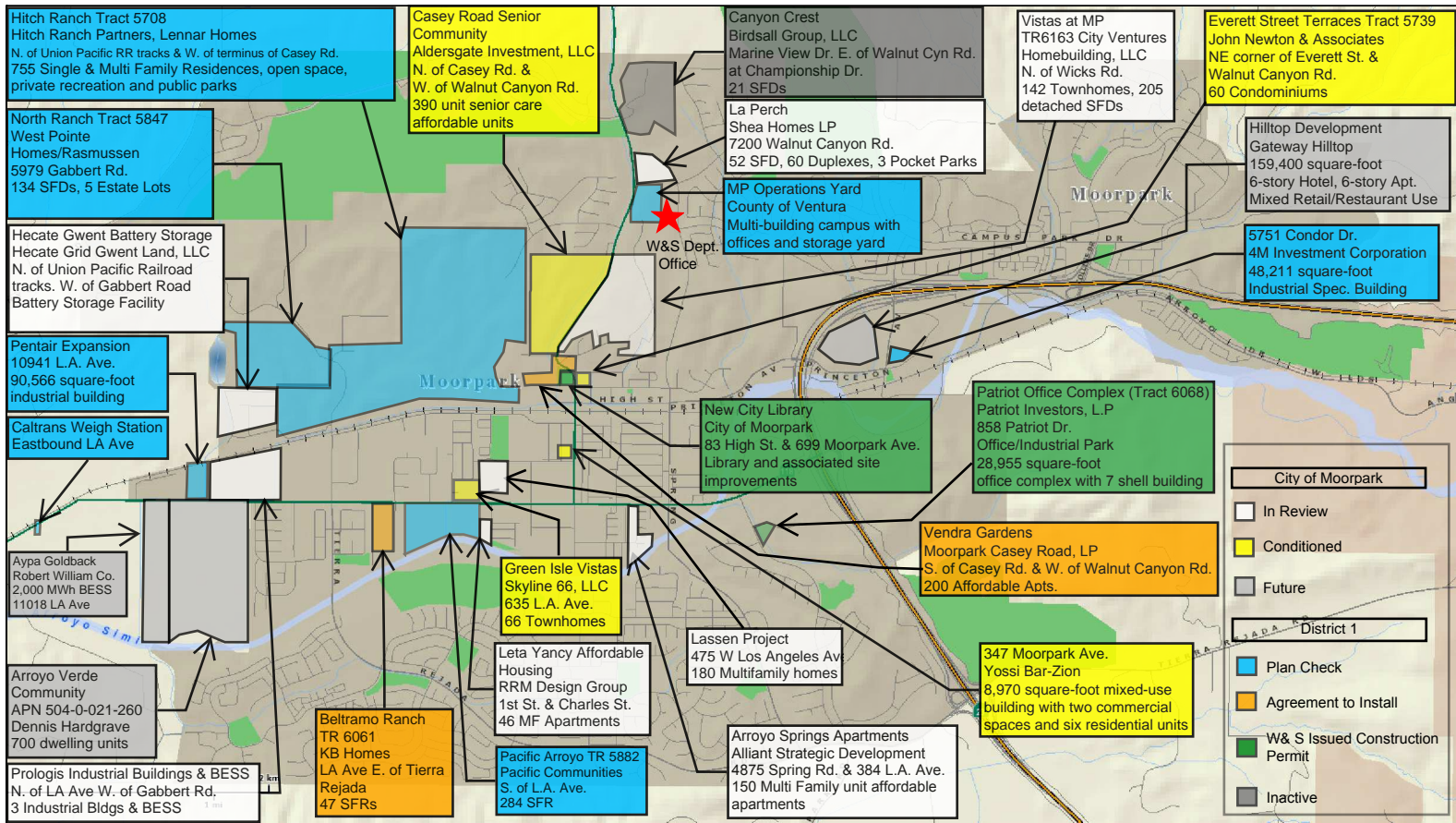
FUTURE DEVELOPMENT PROJECTS

Project Name / Developer	Project Location	Project Description	Project Manager	Phase
Hilltop Development Developer: Princeton Development	APN 513-0-010-285 (North of Princeton Ave.) and 513-0-010-295 (East of 118 FWY)	6-Story Hotel, 6-Story Apt. Mixed retail/restaurant use	TBD	Zone Change Approved
Aypa Goldback Developer: Robert William Co.	11018 Los Angeles Ave.	2,000 MWh Battery Energy Storage System	R. Zastrow	In Review (City of Moorpark)
Arroyo Verde Community Developer: Dennis Hardgrave	APN 504-0-021-260 South of Los Angeles Avenue, West of Butter Creek Road	700 dwelling units, community park and limited commercial use	TBD	In Review (City of Moorpark)

April 2026

INACTIVE DEVELOPMENT PROJECTS

Project Name / Developer	Project Location	Project Description	Project Manager	Phase
Canyon Crest Developer: Birdsall Group, LLC	Marine View Drive, East of Walnut Canyon Road at Championship Drive	21 single-family residences		Inactive
Moorpark West Studios Developer: Triliad Development	Los Angeles Avenue, West of SCE substation	Motion picture studio complex		Inactive



Ventura County Waterworks District 1 - Development Projects

Revision: April 2026

This map is to be used for reference purposes only, and no other use or reliance on the same is authorized. Parcel lines are shown for tax purposes only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract. Parcels shown do not necessarily constitute a legal lot of record.

5. DISTRICT STAFF REPORT

C. O&M UPDATE

- WATER SALES TO BUDGET, SYSTEMS STATUS, AMI
- COMPLAINTS, OUTAGES AND WATER QUALITY
- WATER SUPPLY CONDITIONS

PUBLIC
VENTURA COUNTY
WORKS

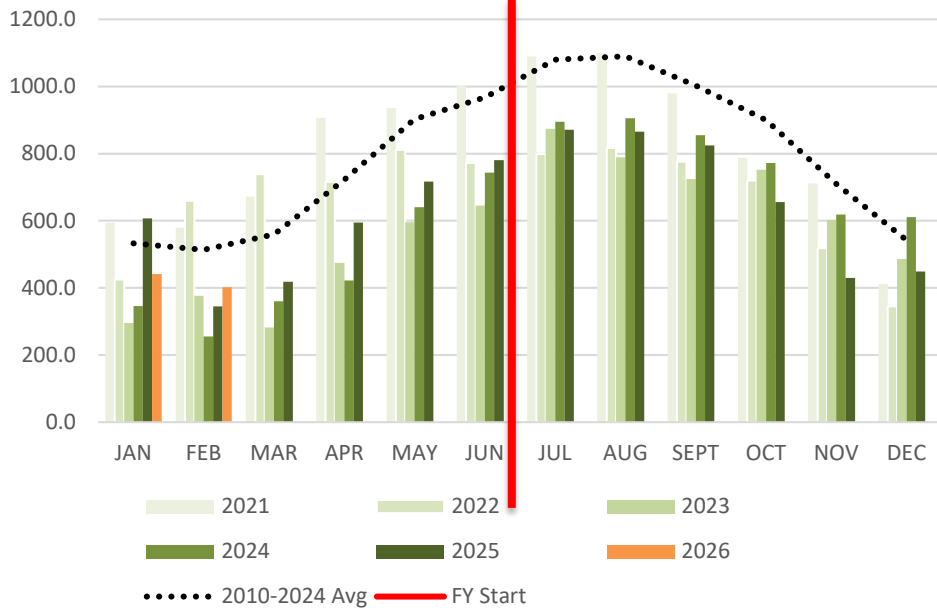


District 1 O&M Updates

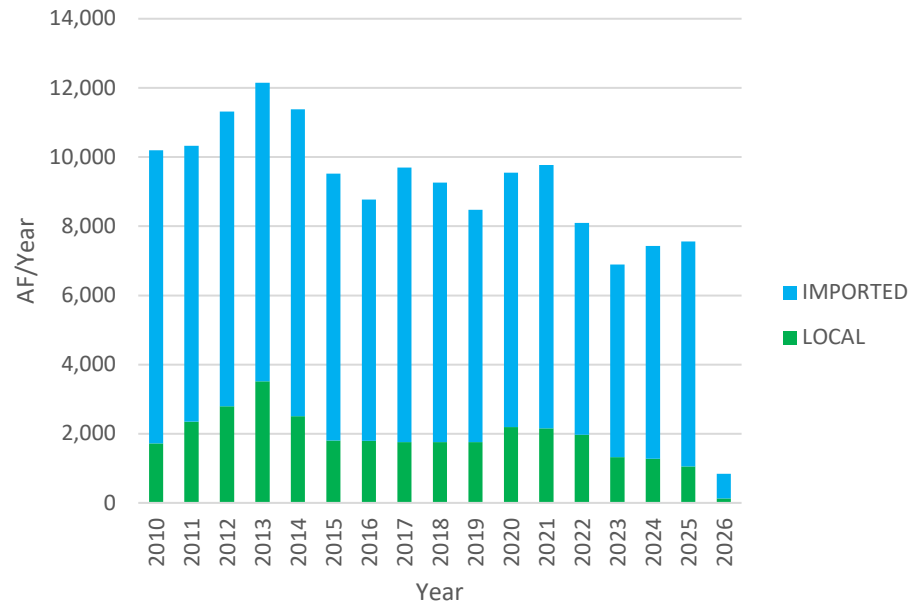
April 9, 2026 CAC Meeting

Operations & Maintenance – Water Efficiency

District 1 AF per Month



District 1-Moorpark Historic Water Production by Source

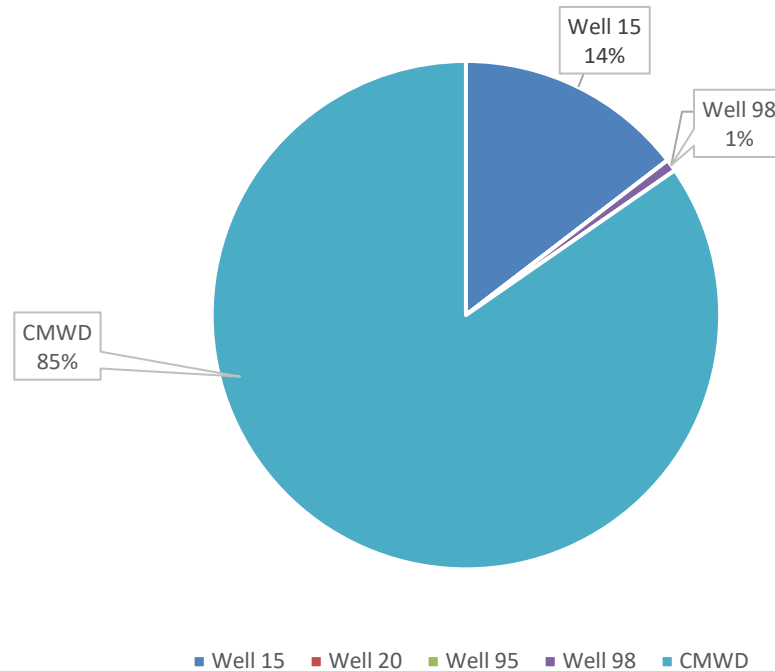


Ventura County Waterworks – April 9, 2026 CAC Meeting

Wells/Source Production – 2026

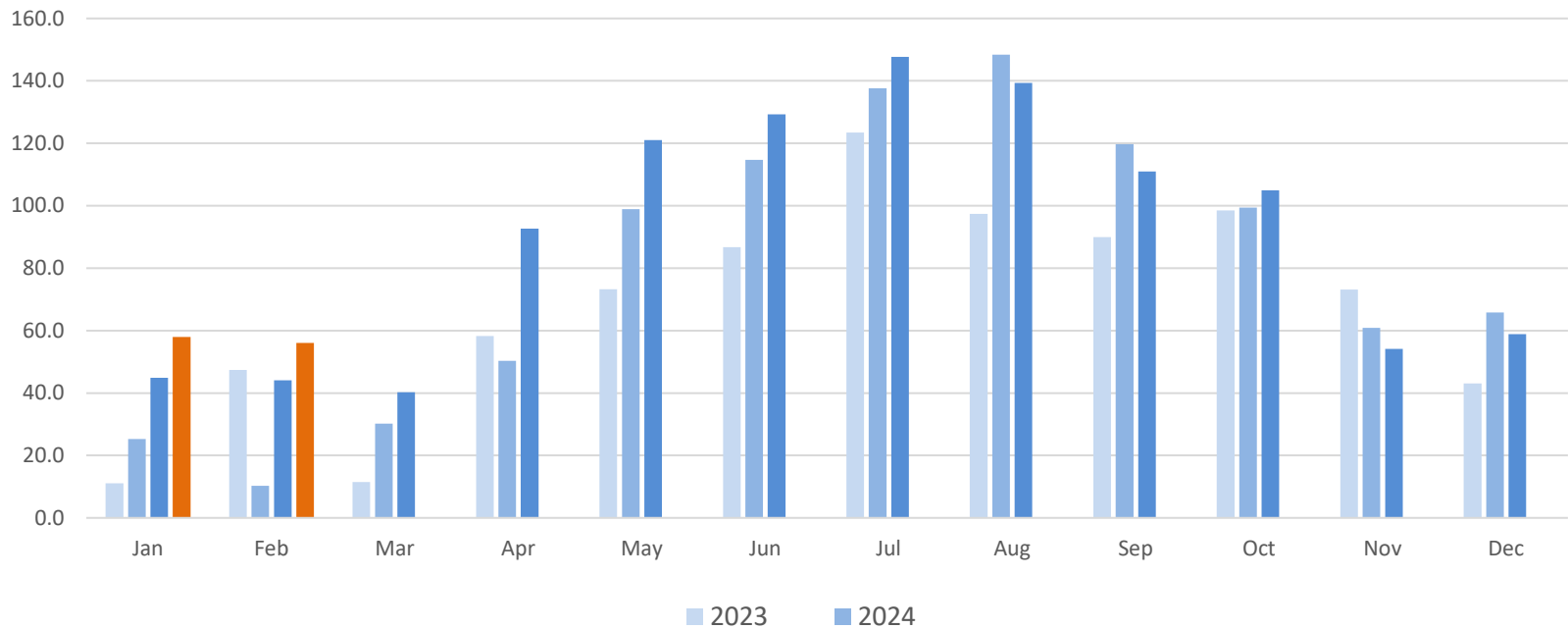
- ▶ Well # 15
 - ▶ 122.88 AF pumped
- ▶ Well # 20 (Rehab in Progress)
 - ▶ 0 AF pumped (Well down)
- ▶ Well # 95
 - ▶ 0 AF pumped (Well down)
- ▶ Well # 98
 - ▶ 6.54 AF pumped
- ▶ CMWD Purchases
 - ▶ 713.6 AF purchased

D1 2025 Source Water (AF)



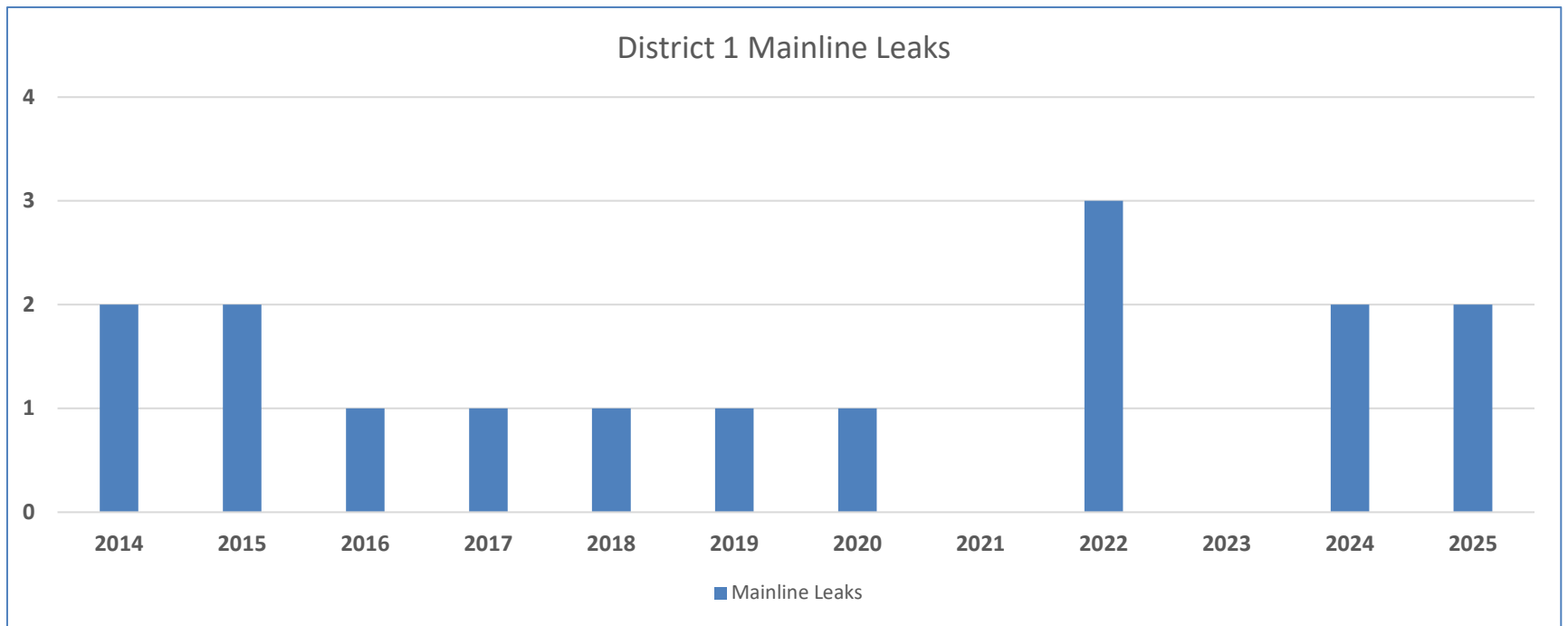
Recycled Water Produced by month

Recycled Water AF Per Month



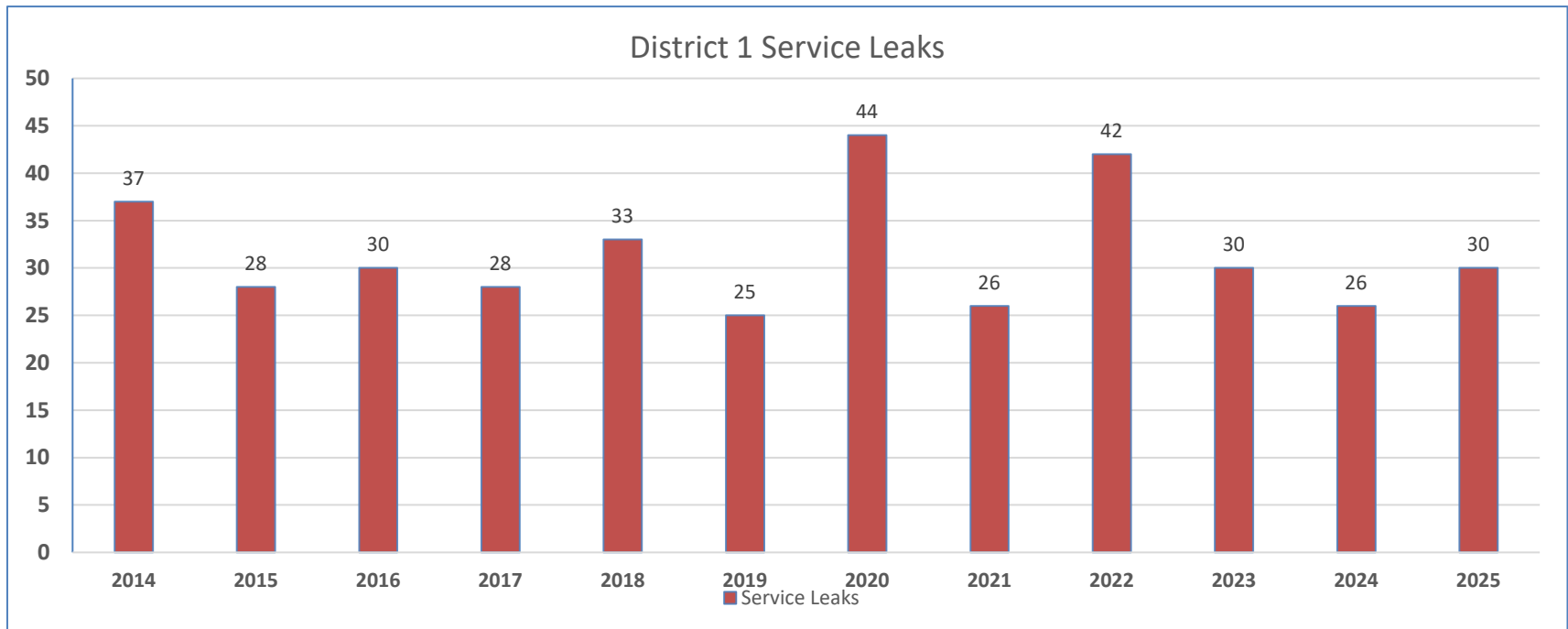
Ventura County Waterworks – April 9, 2026 CAC Meeting

Mainline Leaks



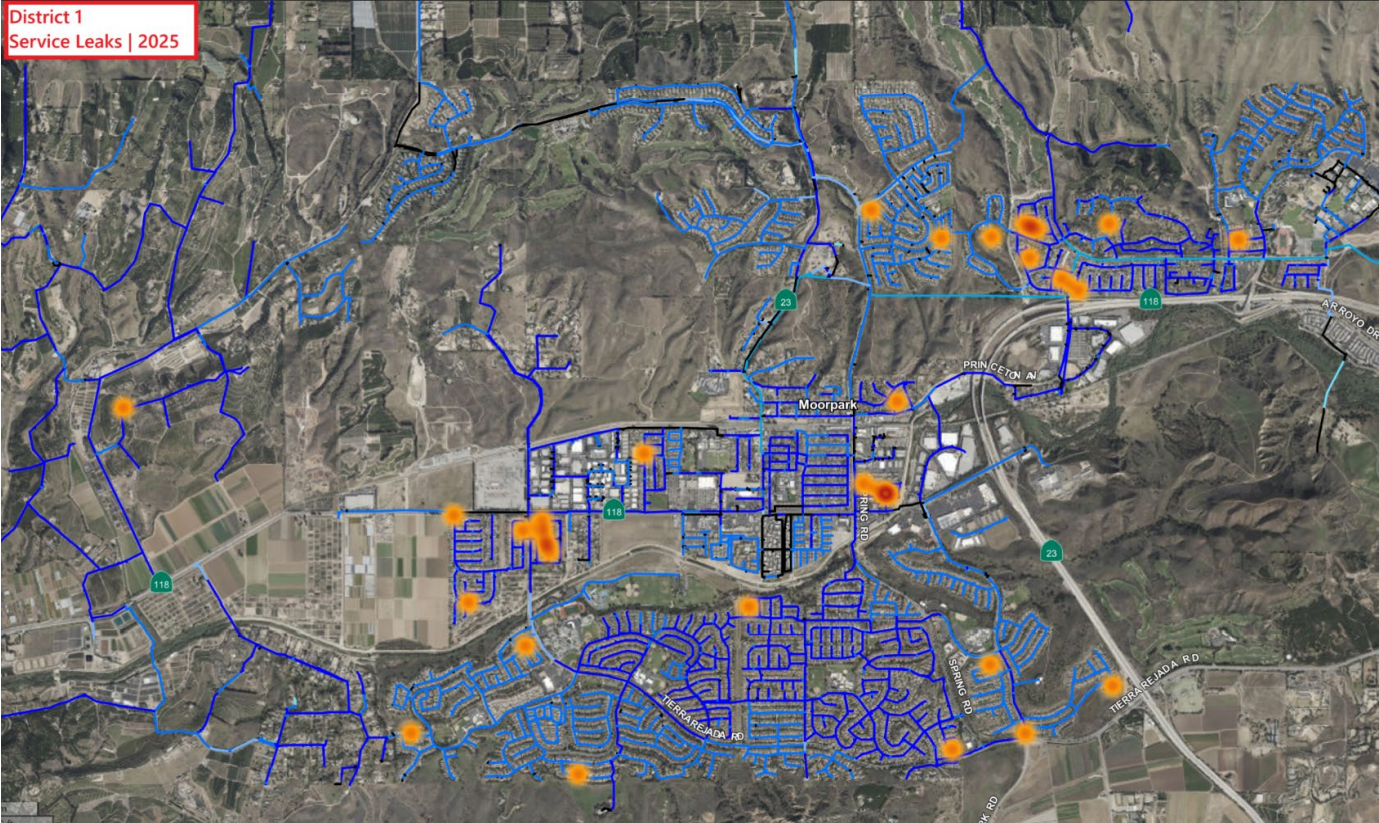
Ventura County Waterworks – April 9, 2026 CAC Meeting

Service Leaks



Ventura County Waterworks – April 9, 2026 CAC Meeting

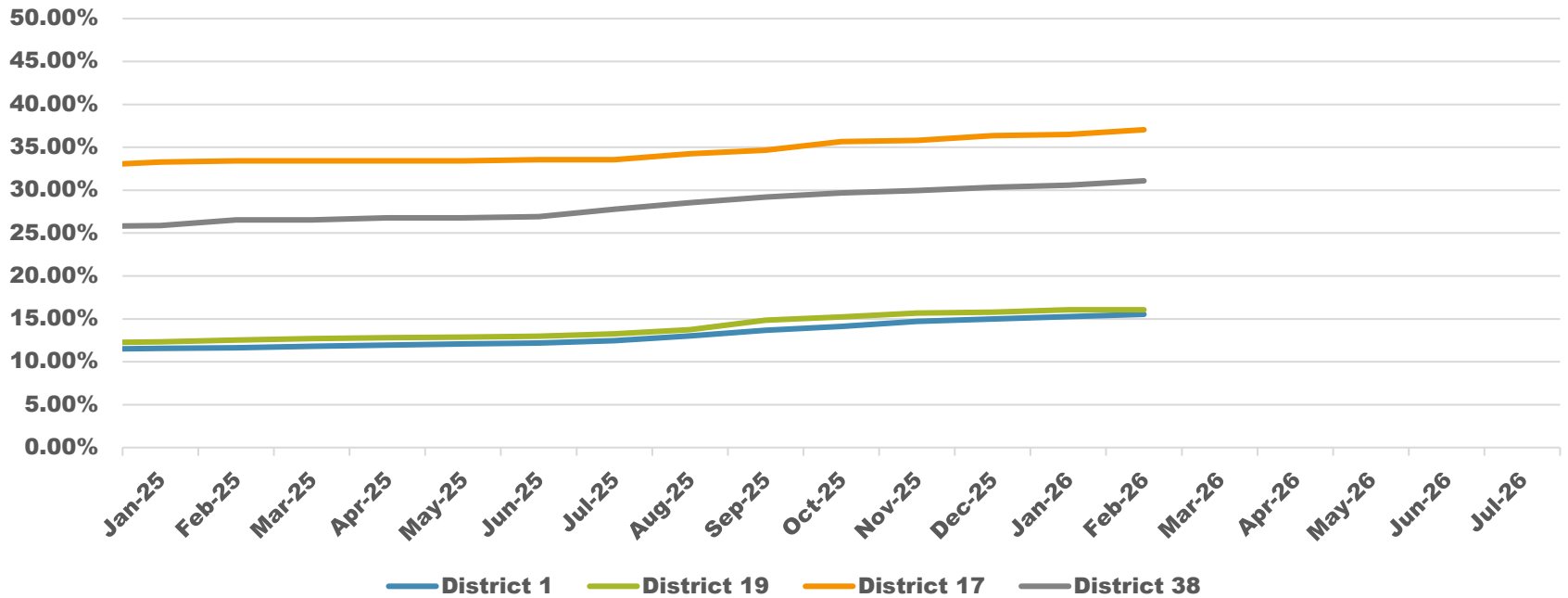
Service Leaks 2025



Ventura County Waterworks - FY2025 Q1 Update

AMI Report

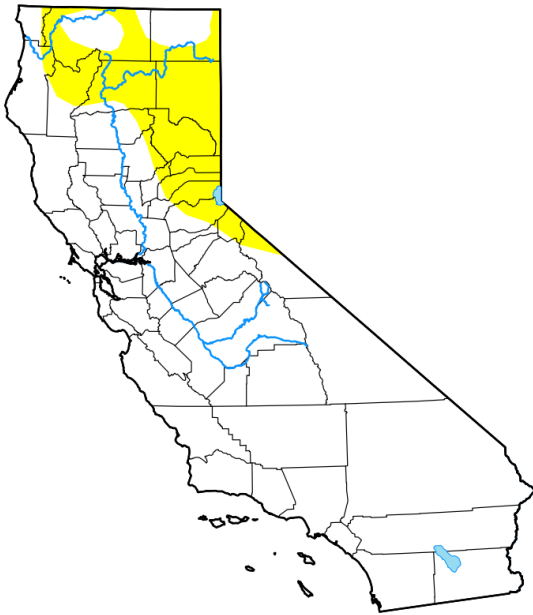
Percentage of Registered Accounts per District as of February 2026



Ventura County Waterworks – April 9, 2026 CAC Meeting

Water Supply Conditions

U.S. Drought Monitor California



March 17, 2026
(Released Thursday, Mar. 19, 2026)
Valid 8 a.m. EDT

	Drought Conditions (Percent Area)					
	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	84.32	15.68	0.00	0.00	0.00	0.00
Last Week 03-10-2026	85.84	14.16	0.00	0.00	0.00	0.00
3 Months Ago 12-16-2025	88.31	11.69	0.00	0.00	0.00	0.00
Start of Calendar Year 01-06-2026	100.00	0.00	0.00	0.00	0.00	0.00
Start of Water Year 09-30-2025	26.78	73.22	38.52	18.61	1.25	0.00
One Year Ago 03-18-2025	42.90	57.10	39.81	24.73	11.76	0.73

Intensity:



The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

Author:

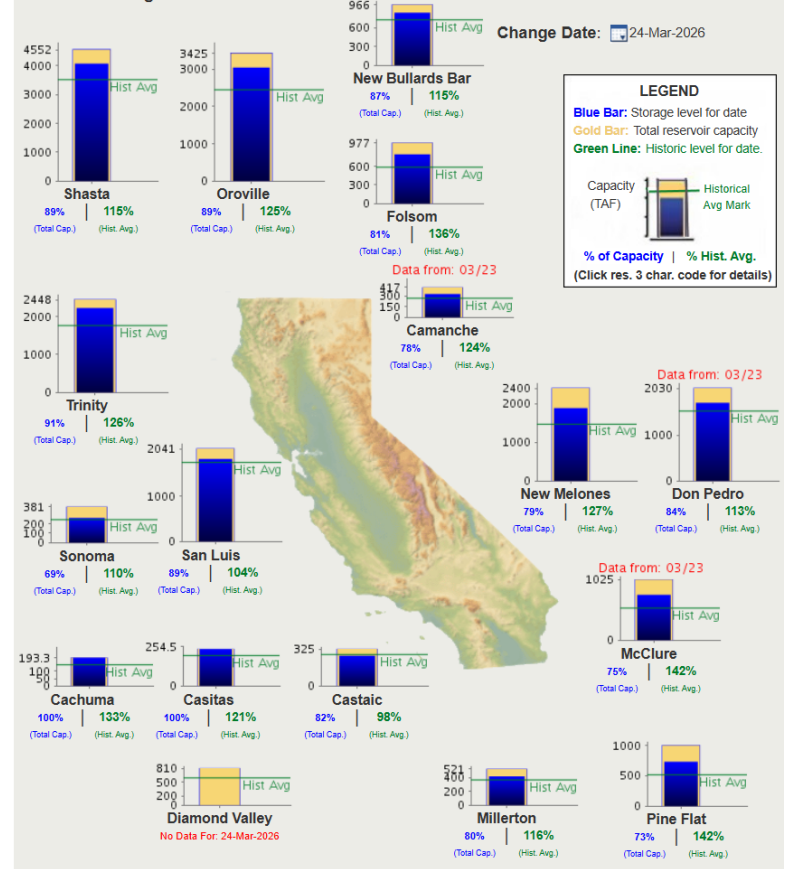
Curtis Riganti
National Drought Mitigation Center



droughtmonitor.unl.edu

CURRENT CONDITIONS: MAJOR WATER SUPPLY RESERVOIRS:24-MAR-2026

Data as of Midnight: 24-Mar-2026



Ventura County Waterworks – April 9, 2026 CAC Meeting

5. DISTRICT STAFF REPORT

- D. LAS POSAS VALLEY WATERMASTER – An update on decisions and/or rulings by the LPV Watermaster and LPV Policy Advisory and Technical Advisory Committees.

5. DISTRICT STAFF REPORT

- E. CALLEGUAS MUNICIPAL WATER DISTRICT
/METROPOLITAN WATER DISTRICT OF SOUTHERN
CALIFORNIA - An update on decisions and rulings by these
agencies which may impact the District.

5. DISTRICT STAFF REPORT

- F. BOARD OF SUPERVISORS AGENDA ITEMS - A report on Ventura County Board of Supervisors items the district may be presenting or has recently been presented.

04/28/2026 Arroyo Simi Sewer

5. DISTRICT STAFF REPORT

G. PUBLIC OUTREACH - Any specific outreach efforts the District has accomplished concerning water conservation, or other issues.

6. COMMITTEE MEMBERS COMMENTS/FUTURE AGENDA ITEMS



ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)

Tax increment financing (TIF) works by freezing the property tax revenues that flow from a designated project area to the city, county, and other taxing entities at the “base level” in the current year. Additional tax revenue in future years (the “increment”) is diverted into a separate pool of money, which can be used either to pay for improvements directly or to pay back bonds issued against the anticipated TIF revenue.

In California, TIF has historically been used by redevelopment agencies to raise funding for infrastructure improvements, land assembly, housing, and other projects in redevelopment areas. However, redevelopment agencies in California were required by state law to dissolve as of February 1, 2012. In 2014, with Senate Bill (SB) 628 the State revamped existing Infrastructure Financing Districts into Enhanced Infrastructure Financing Districts (EIFDs). EIFDs are a type of TIF district cities and counties could form to help fund economic development projects. Several legislative measures have passed in the years following that modified SB 628 and EIFD requirements: Assembly Bill 733 (2017) allows for EIFDs to fund climate change adaptation projects, including but not limited to projects that address conditions that impact public health (such as decreased air and water quality, temperatures higher than average, etc.) and extreme weather events (such as sea level rise, heat waves, wildfires, etc.); Senate Bill 1145 (2018) allows EIFDs to also fund infrastructure maintenance costs; Assembly Bill 116 (2019) allows for EIFDs to issue bonds without public vote however does increase public engagement requirements.

With these modifications, EIFDs are currently able to fund infrastructure maintenance and housing development, economic development, transportation infrastructure, sewage treatment, and climate adaptation projects, among other uses. EIFDs do not increase property taxes, as they cannot pull property taxes from school districts. EIFDs are governed by a Public Financing Authority (PFA)

made up of 5 members of at least 3 elected officials and 2 local community members who live or work in the district area. The PFA oversees the creation of the District's Infrastructure Financing Plan (IFP), which outlines the specific projects the District will fund. Additionally, while EIFDs are not required to set aside a specific percentage of affordable housing, all housing that is developed must be affordable.

Although there are a handful of approved EIFDs in the State, several jurisdictions across California are in process of forming their own EIFDs. Kosmont Companies has mapped out this progress, click here to view

(https://www.kosmont.com/services/eifds-crias-special-tax-districts/#Statewide EIFD_CRIA_Evaluation_Areas).

The Case Studies below explore some of the EIFDs currently formed and in process of formation, and highlight infrastructure-types that EIFDs can fund, such as Climate-Safe Infrastructure.

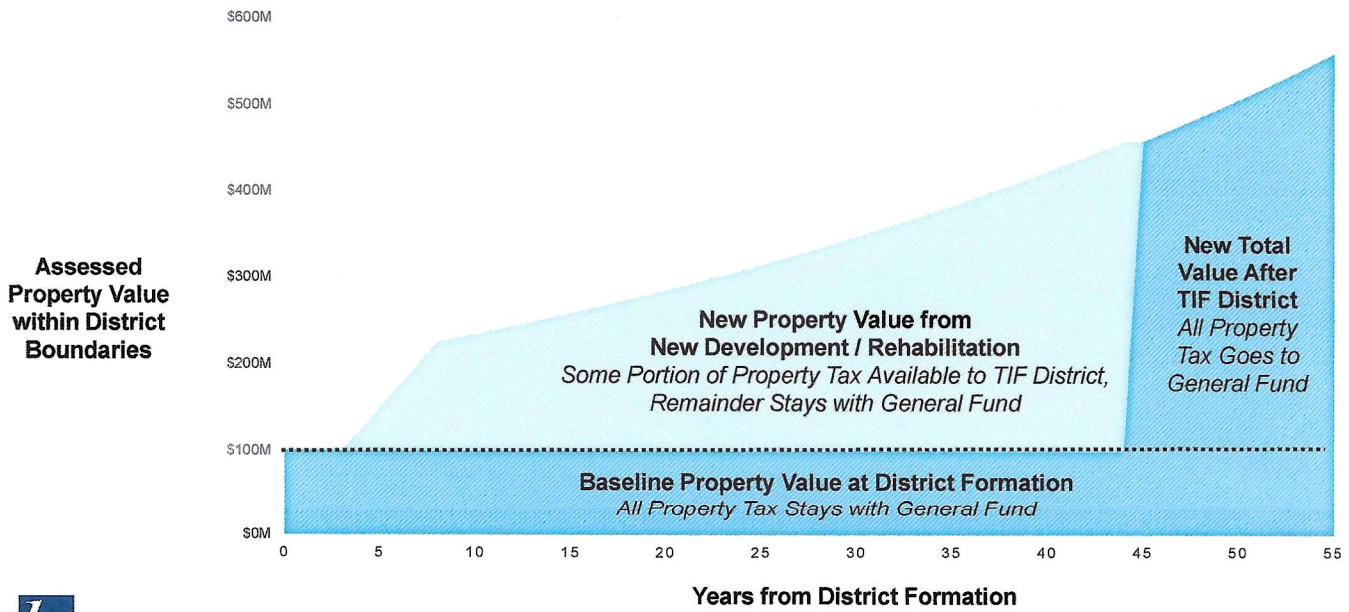
CASE STUDIES

STAY INFORMED

Get the latest updates from SCAG straight to your inbox.

SIGN UP (/SUBSCRIBE-
UPDATES-0)

What is Tax Increment Financing (TIF) – Not a New Tax



ADJOURNMENT

The next regularly scheduled District 1 CAC meeting will be held on
June 11, 2026