

Cross-Defendant  
Kelton Lee Gibson, Trustee  
of the Gibson Family Trust  
Dated June 6, 2006  
878 Oak Grove Court  
Ojai, CA 93023  
Telephone: (805)649-1091  
Email: [kgibson878@gmail.com](mailto:kgibson878@gmail.com)

Property Involved: 878 Oak Grove Ct.  
Ojai, CA 93023  
Parcel No. 011-0-230-205

**SUPERIOR COURT OF CALIFORNIA**  
**COUNTY OF LOS ANGELES**

SANTA BARABARA CHANNELKEEPER,  
a California non-profit corporation,

Petitioner,

v.

STATE WATER RESOURCES CONTROL  
BOARD, a California State Agency; CITY OF  
SAN BUENAVENTURA, a California  
municipal corporation, incorrectly named as  
CITY OF BUENAVENTURA,

Respondents.

CITY OF SAN BUENAVENTURA, a  
California municipal corporation,

Cross-Complainant

v.

DUNCAN ABBOTT, an individual, et al.

Cross-Defendants

CASE NO. 19STCP01176

OPPOSITION TO PROPOSED PHYSICAL  
SOLUTION

Hearing Date: June 21, 2021  
Time: 1:30 p.m.  
Dept: SS10  
Judge: Hon. William F. Highberger

Action Filed: September 19, 2014  
Trial Date: Not Set

Cross Defendant Kelton Lee Gibson, the trustee of the Gibson Family Trust dated June 6,  
2005 (hereinafter "the Gibson Trust"), hereby submits this objection to the Proposed Stipulated

1 Physical Solution and Judgment (the “Proposed Physical Solution). In particular, these objections  
2 relate to limits, restrictions and regulation of New Producers and De Minimis Producers contained  
3 in Sections 7.7.4.5 and 7.7.4.6.

4 The Gibson Trust is the owner of residential property located at 878 Oak Grove Court,  
5 Ojai, CA, 93923. It is located in the Rancho Matilija development, adjacent to the Ventura River,  
6 near Baldwin Road. The Gibson Trust property does not directly to the adjoin the river.

7 Rancho Matilija is a common interest development of 115 parcels, each approximately 2  
8 acres, with the exception of 4 larger agriculture parcels. Most lots have had estate homes built on  
9 them. Approximately 15 of residential the parcels have wells already drilled and operating. These  
10 wells only service the specific residential lot involved, providing fire protection water, landscape  
11 watering and related residential uses, but not potable water. The 2017 Thomas Fire came within  
12 100 yards of portions of Rancho Matilija.

13 The Gibson Trust does not appear to be specifically named in this case as a Roe Defendant  
14 (at least from what can be ascertained from the highly convoluted list of specifically named Cross-  
15 Defendants). However, its Ventura County parcel number, 011-0-230-205, is buried among what  
16 appears to be thousands of parcel numbers on page C-3 of the Proposed Physical Solution. It is  
17 therefore a “Bound Party”, as defined in the Proposed Physical Solution.

18 The Gibson Trust is what is described in the Proposed Physical Solution as a “Non-  
19 Producer”. The Gibson Trust does not have a well. However, it is the Gibson Trust’s intention to  
20 preserve its right at a future date to drill a well as an important and valuable property right to it and  
21 any future purchaser of this property. If and when a well is drilled, the Gibson Trust will  
22 undoubtedly be what is described in the Proposed Physical Solution as a “De Minimis Producer”,  
23 with “New Production” less than five (5) AFY.

24 It is important to the Gibson Trust (and undoubtedly other Non- Producers) to be able to  
25 drill a well and use its important water rights without having to go through even more undo  
26 procedures, applications, or other governmental or quasi-governmental reviews than are presently  
27 in place. The Proposed Physical Solution seeks to add multiple additional layers of bureaucratic  
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1 hoops be gone through. And, the party to be governing and controlling these additional layers of  
2 review, the “MC” or “Managing Committee”, is entirely composed of entities with conflicting  
3 interests and built-in biases against Non-Producers, such as the Gibson Trust.

4 Section 7.7.4.5 of the Proposed Physical Solution requires Non-Producer seeking to  
5 exercise the property right to drill a new well to first submit a notice to a “Technical Advisor”  
6 appointed by the MC, who would basically be a water czar. The Technical Advisor, hired by and  
7 serving at the will of the MC, then recommends to the MC whether or not to grant and approve  
8 the applicant’s proposed well. The MC may then impose mitigation or other undefined  
9 requirements on the applicant as apparent conditions to drilling the well. All of this is in addition  
10 to multiple governmental application and permit requirements already in place.

11 The conflict and bias is apparent: the MC is totally composed of governmental entities  
12 involved in this litigation seeking to acquire and protect their own water rights. The City, Casitas,  
13 VRWD, MOWD and the other entities composing the Proposed MC all want their own water,  
14 want to limit and take water rights of other parties, and have sued practically the whole Ojai  
15 Valley to get these. Now they seek practically unbridled authority in respect to granting Non-  
16 Producers the ability to drill a well on their property. Talk about the proverbial “Fox in the  
17 Henhouse.”

18 Although the Proposed Physical Solution provides for judicial review of the MC’s  
19 decisions by the Court retaining continuing jurisdiction, can any small player really afford to do  
20 this and take the time and effort necessary to access judicial review in Los Angeles County in  
21 order to have a well drilled on their property?

22 The specific objections to the Proposed Physical Solution are to those provisions which in  
23 anyway require review, input or approval by the Technical Advisor and/or The MC for New  
24 Production by Non-Producers and those which in any way regulate De Minimis Producers. This  
25 would include the striking and deletion of Sections 7.7.4.5 and 7.7.4.6. No authority should be  
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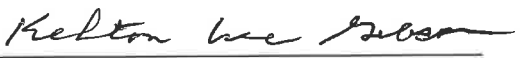
1 established to review and/or regulate drilling on properties such as that of the Gibson Trust or  
2 which in any way affect the rights of De Minimis Producers beyond what already exists.

3 At this point there are many other governmental authorities which require applications and  
4 permits irrespective of that sought by the Proposed Physical Solution. To permit the MC to have  
5 review authority over deeded water rights would constitute a taking of property without due  
6 compensation in violation of the California Constitution.

7 For these reasons, the Gibson Trust requests the court to reject the Proposed Physical  
8 Solution as it is overbearing, overburdening and in violation of property rights.

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10 Respectfully Submitted,

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12 Date: June 10, 2021

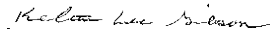
  
13 Kelton Lee Gibson, Trustee of the Gibson  
14 Family Trust Dated June 6, 2005

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DECLARATION OF KELTON LEE GIBSON

I declare under penalty of perjury under the laws of the State of California that the above is true and correct, based upon my personal knowledge or reasonable belief.

Executed on June 10, 2021, at Ventura, California.

  
\_\_\_\_\_  
Kelton Lee Gibson

**STATE OF CALIFORNIA** }  
 } ss.  
**COUNTY OF VENTURA** }

On June 10 2021, I served the foregoing document described as ***Opposition to Proposed Physical Solution*** on the interested parties in this action as stated on the attached mailing list.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

  
Veronica Villarreal

**Attorneys for Respondent and Defendant  
State Water Resources Control Board**

1 Marc N. Melnick  
2 Deputy Attorney General  
3 Attorney General's Office  
4 1515 Clay Street, 20th Floor  
5 P.O. Box 70550  
6 Oakland, CA 94612-0550  
7 Tel: 510-879-0750  
8 Marc.melnick@doj.ca.gov

9 Attorneys for Respondent and Defendant State  
10 Water Resources Control Board

11 Edward J. Casey  
12 Gina Angiolollo  
13 Alston & Bird LLP  
14 333 South Hope Street, 16th Floor  
15 Los Angeles, CA 90071  
16 Tel: 213.576.1000  
17 ed.casey@alston.com  
18 gina.angiolollo@alston.com

19 Attorneys for Cross-Defendants AGR  
20 Breeding, Inc.; Bentley Family Limited  
21 Partnership; and Southern California Edison  
22 Company

Eric M. Katz  
Supervising Deputy Attorney General  
Noah Golden – Krasner  
Deputy Attorney General  
Carol Boyd  
Deputy Attorney General  
300 South Spring Street, Suite 1702  
Los Angeles, CA 90013  
Tel. (213) 269-6343  
Fax (213) 897-2802  
Eric.Katz@doj.ca.gov  
Noah.goldenrasner@doj.ca.gov  
Carol.boyd@doj.ca.gov

Attorneys for Proposed Intervenor California  
Department of Fish & Wildlife

Paul Blatz  
Ryan Blatz  
Blatz Law Firm  
206 N. Signal St. Suite G  
Ojai, CA 93023  
Tel: (805) 646-3110  
blatzlawfirm@gmail.com  
ryan@ryanblatzlaw.com

Attorneys for Cross-Defendants Troy Becker  
and Jeri Becker; Janet Boulton; Michael  
Boulton; Michael Caldwell; Joseph Peter  
Clark, successor in interest to the Joseph  
Clark and Linda Epstein Family Trust; Linda  
Louise Epstein, successor in interest to the  
Joseph Clark and Linda Epstein Family Trust;  
Michael I. Cromer and Jody D. Cromer;  
Michel A. Etchart, Trustee of the Michel A.  
Etchart Separate Property Trust, and Mark W.  
Etchart, Trustee of the Mark W. Etchart  
Sepertate Property Trust; Lawrence  
Hartmann; Ole Konig; Krotona Institute of  
Theosophy; Stephen Michtell and Kathleen  
Reid Mitchell, Trustees of the Stephen  
Mitchell and Byron Katie Trust; North Fork  
Springs Mutual Water Company; Stephen  
Robert Smith, Trustee of the Charles R. Rudd  
and Lola L. Rudd Trust, dated May 20, 1976;  
Shlomo Raz; Sylvia Raz; Senior Canyon  
Mutual Water Company; Siete Robles Mutual  
Water Company; Soule Park Golf Course,  
Ltd.; Telos, LLC; Victor C. Timar, Jr. Trustee  
of the Timar Family Trust; John Town; Trudie  
Town; Asquith Family Limited Partnership,  
Ltd.; Burgess Ranch; Cary Cheldin; Cynthia  
Daniels; Wayne Francis; David Friend; The  
Larry & Pat Hartmann Family Trust; The John  
N. Hartmann Trust; Gary Hirschkrone; Cheryl

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23  
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26  
27  
28

Jensen; Lutheran Church of the Holy Cross of Ojai, California; Janice Sattler (Mineo); Eitan Sloustcher; Rogers-Cooper Memorial Foundation; Robert Norris (not yet appeared); Patricia Norris; Old Creek Road Mutual Water Company (not yet appeared); Margaret Vanderfin; Telos Ojai, LLC (not yet appeared); Jennifer Ware; The Walker Jr. Living Trust; David Altman, Trustee of the 1190 El Toro Trust ; Babtiste Foundation; Sean A. Bennett and Leslie Bennett, Trustees of the Bennett Family Trust; Dwayne A. Bower and Marilyn E. Bower Trustees of the Bower Family Trust; Mark Terry Cline and Bonnie Bureson Cline, Trustees of the Mark Terry Cline and Connie Bureson Cline Revocable Trust; Robert R. Daddi and Darlene J. Daddi; Lucille A. Elrod, Trustee of the John and Lucille Elrod Family Trust; Friend's Stable & Orchard Inc. Daniel Hultgen, Trustee of the Hultgen Living Trust; Ojai Golf, LLC; Three Oaks, LLC, Erica J. Abrams, Trustee of the Erica J. Abrams Trust; Raul E. Alvarado and Hildegard M. Alvarado, Trustees of the Alvarado Family Trust; William Armstrong and April Nardini; Joseph Lynn Barthelemy and Elvira Lilly Barthelemy, Trustees of the Joseph Lynn Barthelemy and Elvira Lilly Barthelemy 2002 Family Trust; James S. Bennett and Carolyn D. Bennett, Trustees of the Bennett Family Trust; Sumeet Bhatia and Michael McDonald; John Joseph Broesamle and Katharine Sue Broesamle, Trustees of the Broesamle Family Trust; Richard Aaron Carlson, Trustee of the Richard Aaron Carlson Trust and Michelle Larson, Trustee of the Michelle Larson Family Trust; Thomas D. Carver and Cynthia L. Carver; Dana Cenicerros, Trustee of the Dana and Dawn Cenicerros Revocable Living Trust; Deborah Lys Martin Crawford; Frank Clay Creasey Jr.; Debra Joy Reed, Trustee of The Debra Joy Reed Revocable Trust Dated November 3, 1994; Frederic Devault; Diana Syvertson, Trustee of the Diana Syvertson Living Trust; Dive Deep L.L.C.; Douglas Roy Parent and Ann Marie Parent; William Erickson; Gelb Enterprises, L.P.; Jan Stephen Granade and Priscilla K. Granade, Trustees of the Granade Family Revocable Living Trust; Margot J. Griswold; Brian C. Haase and Marie Haase, Trustees of the B&M Haase Trust Dated October 8, 2019; Thomas Lann Harper and Jadona Collier-Harper; Ojai-Jackman L.L.C.; Kevin Rainwater and



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Marianne Ratcliff; Keith M. Nightingale and Victoria V. Nightingale, Trustees of The Nightingale Family Trust; Heide C. Kurtz, Trustee of The Kurtz Family Trust Dated January 19, 2019; Randall Leavitt, Trustee of The Randall B. Leavitt 2010 Trust; Edward C. Leicht and Jacqueline M. Leicht, Trustees of The Leicht Family 2013 Revocable Trust Dated March 1, 2013; Paul Lepiane and Bengtson Bo; Robert Levin and Lisa Solinas, Trustees of The Levin Family Living Trust; Francis Longstaff and Shauna Longstaff, Trustees of The Longstaff Trust Dated October 11, 2018; Mandy Macaluso, Trustee of The Living Trust of Mandy Macaluso; Marilyn Wallace, Trustee of The Marilyn Wallace Separate Property Trust; Daniel J. McSweeney and Yoko McSweeney; Wendell M. Mortensen and Laura L. Mortensen, Trustees of The Mortensen Family Revocable Trust; Timothy Jerome Murch and Jody Caren Murch, Trustees of The Jodim Family 2007 Trust Dated July 31, 2007; Chris E. Platt and Hanh H. Platt; Robert Erickson, Trustee and Ronald Wilson; Michael D. Robertson and Kimberly A. Robertson, Trustees of The Robertson Family Trust; James P. Robie, Trustee of the Robie Family Trust; Petter Romming and Kimi Romming, Trustees; Marc Saleh, Trustee of The Saleh Family Trust; Konrad Stefan Sonnenfeld, Trustee of The Konrad Stefan Sonnenfeld Living Trust; Mark Sutherland, Trustee of The Sutherland Marital Trust; John H. Thacher and Caroline H. Thacher, Trustees of The Thacher Family Trust Dated January 2004; Gilbert G. Vondrisk and Carolyn J. Vondrisk, Trustees of The Vondrisk Living Trust; William D. Rusin, Sr., Trustee of the William D. Rusin Sr. Revocable Trust; Oscar D. Acosta, Trustee of the Acosta Trust

1 William G. Short, Esq.  
2 Law Offices of William G. Short  
3 Post Office Box 1313  
4 Ojai, California 93024-1313  
5 Tel: (805) 490-6399  
6 Fax: (805) 640-1940  
7 billshortesq@me.com

8 Attorney for Cross-Defendant Robin Bernhoft

9 Robert N. Kwong  
10 Dennis O. La Rochelle  
11 Arnold Larochelle Mathews Vanconas &  
12 Zirbel, LLP  
13 300 Esplanade Dr Ste 2100  
14 Oxnard, CA 93036  
15 Tel: (805) 988-9886  
16 rkwong@atozlaw.com

17 Attorneys for Cross-Defendant Casitas  
18 Municipal Water District

19 Gregory J. Patterson  
20 Musick, Peeler & Garrett LLP  
21 2801 Townsgate Road, Suite 200  
22 Westlake Village, CA 91361  
23 Tel: (805) 418-3103  
24 Fax: (805) 418-3101  
25 g.patterson@musickpeeler.com

26 Attorneys for Cross-Defendants Robert C.  
27 Davis, Jr.; James Finch; Topa Topa Ranch  
28 Company, LLC; The Thacher School;  
Thacher Creek Citrus, LLC; Ojai Oil  
Company; Ojai Valley School; Sharon  
Hamm-Booth and David Robert Hamm, Co-  
Trustees of The Hamm 2004 Family Trust  
Dated April 29, 2004; Reeves Orchard, LLC;  
and Ojai Valley Inn

Anthony Lee Francois  
Jeremy Talcott  
David Deerson  
Pacific Legal Foundation  
930 G Street  
Sacramento, CA 95814-1802  
Tel: (916) 419-7111  
Fax: (916) 419-7111  
alf@pacificlegal.org  
TFrancois@pacificlegal.org  
jtalcott@pacificlegal.org  
ddeerson@pacificlegal.org

Attorney for Cross-Defendant Robin Bernhoft  
Patrick Loughman  
Cristian Arrieta  
Lowthorp, Richards, McMillan, Miller &  
Templeman  
300 Esplanade Drive, Suite 850  
Oxnard, CA 93036  
Tel: 805.804.3848  
Ploughman@lrmmt.com  
Carrieta@lrmmt.com

Attorneys for Cross-Defendants Ernest Ford,  
Tico Mutual Water Company, and Betty  
Withers and Betty Bow Withers Trust

Lindsay F. Nielson  
Law Office of Lindsay F. Nielson  
845 E Santa Clara Street  
Ventura, CA 93001  
Tel: 805-658-0977  
nielsonlaw@aol.com

Attorneys for Cross-Defendant Meiners Oaks  
Water District and Ventura River Water  
District

1 Jeanne Zolezzi  
2 Herum Crabtree Suntag  
3 5757 Pacific Avenue, Suite 222  
4 Stockton, CA 95207  
5 Tel: (209) 472-7700  
6 Fax: (209) 472.7986  
7 jzolezzi@herumcrabtree.com

8 Attorneys for Cross-Defendants Meiners Oaks  
9 Water District and Ventura River Water  
10 District

11 Thomas S. Bunn III  
12 Elsa Sham  
13 Lagerlof Senecal Gosney & Kruse LLP  
14 301 N. Lake Avenue, 10th Floor  
15 Pasadena, CA 91101-5123  
16 Tel.: (626) 793-9400  
17 Fax: (626) 793-5900  
18 tombunn@lagerlof.com  
19 esham@lagerlof.com

20 Attorneys for Cross-Defendant St. Joseph's  
21 Associates of Ojai, California, Inc. and St.  
22 Joseph's Health and Retirement Center, Janis  
23 Long Nicholas, John Jay Nicholas, Jess Earl  
24 Long (aka Jess E. Long), Johana Rae Long,  
25 and Mary Margaret Long, Janis Long  
26 Nicholas and Jess E. Long as Trustees of the  
27 Long Family Trust

28 Jeffrey E. Barnes  
Chief Assistant County Counsel  
Jason Canger  
Assistant County Counsel  
Office of Ventura County Counsel  
800 South Victoria Avenue, L/C #1830  
Ventura, CA 93009  
Tel.: (805) 654-2879  
Fax: (805) 654-2185  
jason.canger@ventura.org

Attorneys for Cross-Defendants  
Ventura County Watershed Protection District  
and County of Ventura

Neal P. Maguire  
Ferguson Case Orr Patterson LLP  
1050 South Kimball Road  
Ventura, CA 93004  
Tel: (805) 659-6800  
nmaguire@fcoplaw.com

Attorneys for Cross-Defendants Rancho  
Matilija Mutual Water Company; Bettina  
Chandler, Trustee of the Bettina Chandler  
Trust; Martin Gramckow and Linda  
Gramckow individually; Martin Gramckow,  
Trustee of the Monika G. Huss Irrevocable  
Trust, Trustee of the Karin W. Gramckow  
Irrevocable Trust, and Trustee of the Kurt J.  
Gramckow Irrevocable Trust

Michael J. Van Zandt  
Nathan A. Metcalf  
Sean G. Herman  
Hanson Bridgett LLP  
425 Market Street, 26 Floor  
San Francisco, CA 94105  
Tel: 415-777-3200  
Fax: 415-541-9366  
mvanzandt@hansonbridgett.com  
nmetcalf@hansonbridgett.com  
sherman@hansonbridgett.com

Attorneys for Cross-Defendant Ventura  
County Watershed Protection District and  
County of Ventura

Scott Slater  
Bradley Herrema  
Christopher Guillen  
Brownstein Hyatt Farber Schreck LLP  
1021 Anacapa Street, 2nd Floor  
Santa Barbara, CA 93101  
Tel: (805) 963-7000  
Fax: (805) 965-4333  
sslater@bhfs.com  
bherrema@bhfs.com  
cgullen@bhfs.com

Attorneys for Cross-Defendant The Wood-  
Claeyssens Foundation

1 Joseph C. Chrisman  
2 Hathaway, Perrett, Webster, Powers,  
3 Chrisman & Gutierrez  
4 5450 Telegraph Road  
5 Ventura, CA 93003  
6 (805) 644-7111  
7 jchrisman@hathawaylawfirm.com

8 Attorneys for Cross-Defendant Wood-  
9 Claeysens Foundation

10 Thomas E. Jeffry  
11 Debra J. Albin-Riley  
12 Stefan Bogdanovich  
13 Arent Fox LLP  
14 555 West Fifth Avenue, 48th Floor  
15 Los Angeles, CA 90013-1065  
16 (213) 629-7400  
17 (213) 629-7401  
18 Thomas.jeffry@arentfox.com  
19 Stefan.bogdanovich@arentfox.com

20 Attorneys for Cross-Defendant Community  
21 Memorial Health System

22 Jennifer T. Buckman  
23 Andrew J. Ramos  
24 Holly Jacobson  
25 Bartkiewicz Kronick & Shanahan, PC  
26 1011 Twenty-Second Street  
27 Sacramento, CA 95816-4907  
28 Tel. (916) 446-4254  
Fax (916) 446-4018  
jtb@bkslawfirm.com  
hjj@bkslawfirm.com

Attorneys for Cross-Defendant City of Ojai

David B. Cosgrove  
Jeffrey M. Oderman  
Douglas J. Dennington  
Jeremy N. Jungreis  
Rutan & Tucker, LLP  
611 Anton Boulevard, Suite 1400  
Costa Mesa, CA 92626-1931  
Tel: 714-641-5100  
Fax: 714-546-9035  
dcosgrove@rutan.com  
joderman@rutan.com  
ddennington@rutan.com  
jjungreis@rutan.com

Attorneys for Cross-Defendant Casitas  
Municipal Water District

Andrew Brady  
DLA Piper LLP (US)  
550 South Hope Street, Suite 2400  
Los Angeles, CA 90071-2618  
Tel. (213) 330-7700  
Fax: (213) 330-7701  
andrew.brady@us.dlapiper.com

Attorneys for Cross-Defendant Integritas Ojai,  
LLC

David R. Krause-Leemon  
BEAUDOIN & KRAUSE-LEEMON LLP  
15165 Ventura Blvd., Suite 400  
Sherman Oaks, CA 91403  
Tel. (818) 205-2809  
Fax (818) 788-8104  
david@bk-llaw.com

Attorneys for Cross-Defendant RDK Land,  
LLC

1 Eric J. Schindler  
Michelle J. Berner  
2 Kroesche Schindler LLP  
2603 Main Street, Suite 200  
3 Irvine, CA 92614  
Tel. (949) 387-0495  
4 Fax (888) 588-0034 Fax  
eschindler@kslaw.legal  
5 mberner@kslaw.legal

6 Attorneys for Cross-Defendant Oak Haven,  
LLC

7 Adam D. Wieder  
8 Barry C. Groveman  
Ryan Hiete  
9 Groveman Hiete LLP  
35 East Union Street, Suite B  
10 Pasadena, CA 91103  
Tel (626) 747-9383  
11 Fax (626) 747-9370  
awieder@grovemanhiete.com  
12 bgroveman@grovemanhiete.com  
rhiete@grovemanhiete.com

13 Attorneys for Cross-Defendant Michael  
14 Bradbury; Heidi Bradbury; and The Heidi  
Gramkow Trust

15 Ernest J. Guadiana  
Elkins Kalt Weintraub Reuben Gartside LLP  
16 10345 W. Olympic Boulevard  
Los Angeles, CA 90064  
17 Tel. (310) 746-4425  
eguadiana@elkinskalt.com

18 Attorneys for Michael Lombardo and Charles  
19 L. Ward III, as Co-Trustees of the Ward-  
Lombardo Living Trust

20 Patrick L. Rendon  
21 Lamb and Kawakami LLP  
22 333 South Grand Avenue, Suite 4200  
23 Los Angeles, CA 90071  
Tel. (213) 630-5500  
24 Fax: (213) 630-5555  
prendon@lkfirm.com

25 Attorneys for Real Party in Interest Emily V.  
26 Brown

Brian A. Osborne  
Osborne Law Firm  
674 County Square Drive, Suite 308  
Ventura, CA 93003  
Tel. (805) 642-9283  
Fax (805) 642-7054  
osbornelawyer@gmail.com

Attorney for Cross-Defendants Brian A.  
Osborne; Ronald W. Rood and Susan B.  
Rood, Trustees of the Rood Family Trust

Peter A. Goldenring  
Mark R. Pachowicz  
Pachowicz | Goldenring A Professional Law  
Corporation  
6050 Seahawk Street  
Ventura, CA 93003-6622  
Tel. (805) 642-6702  
Fax (805) 642-3145  
attorneys@gopro-law.com

Attorneys for Cross-Defendant The Manfred  
Krankl and Elaine V. Krankl Living Trust

Justin M. Alvarez  
Lamdien T. Le  
The Alvarez Firm, A Law Corporation  
24005 Ventura Boulevard  
Calabasas, CA 91302  
Tel. (818) 224-7077  
Fax (818) 224-1380  
jalvarez@alvarezfirm.com  
dle@alvarezfirm.com

Attorneys for Cross-Defendant Rancho Sueño,  
LLC

Karen A. Feld  
Daniel S. Roberts  
Cole Huber LLP  
3401 Centrelake Drive, Suite 670  
Ontario, CA 91761  
Tel: (909) 230-4209  
Fax: (909) 937-2034  
kfeld@colehuber.com  
droberts@colehuber.com

Attorneys for Cross-Defendant Ventura  
Unified School District

|                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 David A. Ossentjuk<br/> 2 Ossentjuk &amp; Botti<br/> 3 2815 Townsgate Road, Suite 320<br/> 4 Westlake Village, CA 91361<br/> 5 Tel: (805) 557-8081<br/> 6 Fax: (805) 456-7884<br/> 7 DOssentjuk@oandblawyers.com<br/> 8<br/> 9 Attorney for Cross-Defendant Robert Martin</p> | <p>Hermitage Mutual Water Company, and Santa<br/> Ana Ranch, Inc.<br/> <br/> Attn: J. Roger Essick<br/> 2955 Hermitage Road<br/> Ojai, CA 93023<br/> Tel. (805) 320-1406<br/> rogeressick@gmail.com</p> |
| <p>6 Julie A. Baker<br/> 7 2193 Maricopa Hwy<br/> 8 Ojai, CA 93023<br/> 9 (805) 646-8700<br/> 10 Jandjbaker2@gmail.com</p>                                                                                                                                                         | <p>The Joseph Fedele 1995 Living Trust,<br/> Oriana Marie Fedele, Trustee<br/> Attn. Oriana Fedele<br/> P.O. Box 298<br/> Lahaina, HI 96767<br/> Tel. (818) 601-3161<br/> orianafedele@gmail.com</p>    |
| <p>11 T&amp;D Nevada Trust<br/> 12 Dennis and Antoinette Mitchell<br/> 13 Mitchell Homes Inc.<br/> 14 P.O. Box 360<br/> 15 Ojai, CA 93024<br/> 16 (805) 340-2890<br/> 17 amitc74383@aol.com</p>                                                                                    | <p>Michaela Boehm<br/> 12293 topa Lane<br/> Santa Paula, CA 93060<br/> Tel. (323) 493-3737<br/> micboehm@me.com</p>                                                                                     |
| <p>15 Anthonie M. Voogd<br/> 16 918 Palomar Road<br/> 17 Ojai, CA 93023<br/> 18 Tel. (805) 646-1512<br/> 19 avoogd@stanfordalumni.org</p>                                                                                                                                          | <p>Lawrence S. Mihalas<br/> Trustees of the Mihalas Family Trust<br/> 419 21<sup>st</sup> Place<br/> Santa Monica, CA 90402<br/> Tel. (310) 739-0700<br/> lmihalas@gmail.com<br/> lmihalas@ucla.edu</p> |
| <p>19 Heather Blair<br/> 20 556 So. Fair Oaks Ave., Ste 101<br/> 21 Box 356<br/> 22 Pasadena, CA 91105<br/> 23 Tel. (626) 755-6566<br/> 24 Hblair1946@gmail.com</p>                                                                                                                | <p>Martin Hartmann<br/> Whitney Hartmann<br/> 430 S. Carrillo Road<br/> Ojai, CA 93023<br/> Tel. (805) 798-2253<br/> earthbuilding@gmail.com</p>                                                        |
| <p>23 Robert K. Cartin<br/> 24 Cartin Family LLC<br/> 25 505 Estremoz Ct.<br/> 26 Oceanside, CA 92057<br/> 27 Tel. (760) 429-4738<br/> 28 bob.cartin@dvm.com</p>                                                                                                                   | <p>Loa E. Bliss<br/> Loa E. Bliss 2006 Revocable Trust<br/> 9030 Ojai Santa Paula Road<br/> Ojai, CA 93023<br/> Tel: (617) 750-8500<br/> loabliss@hotmail.com</p>                                       |

1 Del Cielo LLC  
2 Attn. Tim Carey, Managing Member  
22410 Hawthorne Boulevard, Suite 5  
3 Torrance, CA 90505  
Tel. (310) 787-6569  
tim@calvoterguide.com

4 Janice and Jesse Hillestad  
5 9611 N. Ventura Ave.  
Ventura, CA 93001  
6 Tel. (310) 614-8438  
janicehillestad@icloud.com  
7 jessehillestad@gmail.com

8 Carlos A Mejia  
9 Sophie A Wenzlau  
Department of Justice  
1300 I Street, Suite 125  
10 P.O. Box 944255  
Sacramento, CA 94244-2550  
11 Tel. (916) 210-6379  
Fax: (916) 327-2319  
12 sophie.wenzlau@doj.ca.gov  
carlos.mejia@doj.ca.gov

13 Attorneys for California Department of Parks  
14 and Recreation

15 Jacob Slujter  
Rabindra Singh  
16 1070 McAndrew Road.  
Ojai CA 93023; Tel.  
17 (805) 646-2726  
ED@KFA.ORG

18 In Propria Persona for Krishnamurti  
19 Foundation of America

20 Kelton Lee Gibson  
878 Oak Grove Court  
21 Ojai, CA 93023  
Tel. (805) 701-9318  
22 kgibson@mwglaw.com  
kgibson878@gmail.com

23 Kelton Lee Gibson, Trustee of the Gibson  
24 Family Trust, dated June 6, 2006

Joyce Syme, and  
The Joyce A. Syme Living Trust  
1760 Ocean Avenue  
Santa Monica, CA 90401  
Tel. (310) 403-1760  
seaviewmotel@hotmail.com

Dale and Patricia Givner  
12617 Koenigstein Rd.  
Santa Paula, CA 93060  
Tel. (805) 525-9524  
dalegivner@gmail.com

Dennis and Nadine Corte  
12812 MacDonald Drive  
Ojai, CA 93023  
Tel. (805) 701-1950  
dwcorte@outlook.com

David R. Greifinger  
Law Offices of David R. Greifinger  
15515 West Sunset Blvd., No. 214  
Pacific Palisades, CA 90272  
Tel. (424) 330-0193  
tracklaw@me.com

Attorney for Cross-Defendants Danny Everett  
and Tiarzha Talyor

George and Sigrid Bressler  
340 Longhorn Lane  
Ojai, CA 93023  
Tel. (805) 646-1221  
andybsail@gmail.com

1 Rebecca C. Collins  
2 Thomas M. Collins, Jr.  
3 241 Longhorn Lane  
4 Ojai, CA 93023  
5 Tel. 805-312-5894  
6 tominojai@gmail.com  
7 collinst3@sbcglobal.net

8 Claude R. and Patricia E. Baggerly  
9 119 S. Poli Avenue  
10 Ojai, CA 93023-2144  
11 Tel. (805) 646-0767  
12 Tel. (805) 766-7317  
13 russ.baggerly65@gmail.com

14 Matthew Haffner  
15 Haffner Law Group  
16 86 S. Laurel Street  
17 Ventura, CA 93001  
18 Tel. (805) 641-9334  
19 Fax (805) 980-5014  
20 mhaffner@haffnerlawgroup.com

21 Attorneys for Cross-Defendant Susan Moll

22 Harry D. Sims and Raymond P. Sims  
23 P.O. Box 1870  
24 Ojai, CA 93024  
25 Tel. (805) 646-0167  
26 1978simsfamilytrust@gmail.com

Peter Duchesneau  
Sigrid R Waggener  
Mannat, Phelps & Phillips, LLP  
One Embarcadero Center, 30<sup>th</sup> Floor  
San Francisco, CA 94111  
Tel (415) 291-7400  
Fax (415) 291-7474  
pduchesneau@manatt.com  
swaggener@manatt.com

Attorneys for Cross-Defendant Aera Energy,  
LLC

Judith L. Mercer  
c/o of Jason Goldman  
Mercer Family Trust Agreement of 1992  
1175 Grand Avenue  
Ojai, CA 93023  
Tel. (310) 625-7795  
jgoldman@begroup.com

Brian Moskal,  
Greenberg Glusker Fields Claman &  
Machtinger LLP  
2049 Century Park East, Suite 2600  
Los Angeles, CA 90067  
Tel. (310) 785-6833  
Fax (310) 201-2368  
bmoskal@greenbergglusker.com

Attorneys for Ginnetti Living Trust  
Tristan F. Mackprang  
David J. Farkas  
Coleman Frost LLP  
201 Nevada Street, Smoky Hollow  
El Segundo, CA 90245  
Tel. (424) 277-1650  
Fax (31) 648-9739  
tristan@colemanfrost.com  
david@colemanfrost.com

Attorneys for Cross-Defendants Housing  
Authority of the City of San Buenaventura,  
Triad Properties, Inc., Encanto Del Mar  
Apartments, L.P., Villages at Westview I LP,  
Vista Del Mar Commons, LP, and Soho  
Associates, L.P.



1 Andrew K. Whitman  
2 821 N. Signal Street  
3 Ojai, CA 93023  
4 Tel. (805) 444-5671  
5 sfreberg@scr-legaliner.com

6 In pro per and Atty for Cross-Defendants  
7 Andrew K. Whitman and Heidi A. Whitman;  
8 Nancy L. Whitman; John R. Whitman and  
9 Nancy L. Whitman Family Trust

10 Paul R. Huff  
11 The Huff Law Firm APC  
12 21 S. California Street, Suite 205  
13 Ventura, CA 93001  
14 Tel. (805) 667-8940  
15 Fax (805) 850-7399  
16 phuff@hufffirm.com

17 Attorneys for Barnard Properties, LLC

18 Christine Steiner  
19 2560 Ladera Road  
20 Ojai, CA 93023  
21 Tel. (31) 600-3220  
22 csteiner@csteinerlaw.com

23 Julia Taft-Whitman, President CEO  
24 Taft Corporation  
25 111 West Topa Topa Street  
26 Ojai, CA 93023  
27 Tel. (805) 794-2837  
28 juliawhitman@gmail.com

Kelley M. Rasmussen, Trustee  
2420 Park Road  
Lake Oswego, OR 97034  
Tel. (805) 798-7125  
kelleyras@gmail.com

William E. Colborn, Jr.  
13183 Ojai Road  
Santa Paula, CA 93060  
Tel. (805) 795-1909  
jake@colbornandassociates.com

Christopher Danch  
16200 Maricopa Highway  
Ojai, CA 93023  
Tel. (805) 640-8534  
chrisdanch@gmail.com

Attorney for Cross-Defendants Angie Marie  
Genasci and Christopher Paul Danch, Trustees  
of the Genasci-Danch Family Trust; and  
Donald and Wendy Givens

Alessandro (Alex) Lobba  
Alessandro Lobba and Mary E. Jackson,  
individually as Trustees of the Lobba-Jackson  
Family Trust  
947 Casitas Vista Road  
Ventura, CA 93001  
Tel. (805) 895-7056  
alobba@gmail.com

William Slaughter  
Slaughter, Reagan & Cole, LLP  
625 East Santa Clara Street, Suite 101  
Ventura, CA 93001  
Tel. (805) 658-7800  
Fax (805) 644-2131  
slaughter@srllplaw.com

Attorneys for The Boyd S. Dron and Karin  
Dron Joint Living Trust, and Sisar Mutual  
Water Company

Jaide Whitman, President  
Julia Whitman, Director  
Conservation Endowment Fund  
P.O. Box 6  
Oak View, CA 93022  
Tel. (805) 649-2333  
Tel. (805) 804-7005  
jaide.whitman@gmail.com  
TaftGardensOffice@gmail.com

Angela Small Booth, Attorney  
2175 Valley Meadow Drive  
Oak View, CA 93022  
Tel. (805) 765-5413  
angie@angiesmall.org

Rebecca Tickell  
350 Verano Drive  
Ojai, CA 93023  
Tel. (323) 559-5700  
rebecca@bigpictureranch.com

|    |                                          |                                                 |
|----|------------------------------------------|-------------------------------------------------|
| 1  | Joshua Beckman                           | Gregg S. Garrison and Rosanna Garrison          |
| 2  | 913 Oso Road                             | Garrison Law Corporation                        |
| 3  | Ojai, CA 93023                           | 12986 MacDonald Drive                           |
| 4  | Tel. (323) 404-0465                      | Ojai, CA 93023                                  |
| 5  | joshbfbp@gmail.com                       | Tel. (650) 726-1111 / Fax: (805) 669-3168       |
| 6  |                                          | gsgarrison@garrisonlawcorp.com                  |
| 7  | Robert L. Smith                          | Susan M. Glennon                                |
| 8  | 12777 Tree Ranch Road                    | 292 Cruzero Street                              |
| 9  | Ojai, CA 93023                           | Ojai, CA 93023                                  |
| 10 | Tel. (805) 558-6322                      | Tel. (805) 646-4816                             |
| 11 | treeranch@ymail.com                      | theglennonnest@aol.com                          |
| 12 | Robin Schwartzburd                       | Melinda Hass                                    |
| 13 | 411 Franklin Drive                       | 11947 Koenigstein Road                          |
| 14 | Ojai, CA 93023                           | Santa Paula, CA 93060                           |
| 15 | Tel. (805) 272-5877                      | Tel. (213) 713-4360                             |
| 16 | robin.schwartzburd@gmail.com             | mlynnbooking@gmail.com                          |
| 17 | Malinda K. Vaughn                        | Rebecca D. Schwermer                            |
| 18 | Mitchell B. Vaughn                       | P. O. Box 174                                   |
| 19 | 12283 Ojai Santa Paula Road              | Santa Paula, CA 93061                           |
| 20 | Ojai, CA 93023-9323                      | Tel. (805) 551-3494                             |
| 21 | Tel. (805) 890-6616                      | octoberbabies2@verizon.net                      |
| 22 | vaughnmb@aol.com                         |                                                 |
| 23 | Jennifer Jordan Day and Joel Fox         | Brigitte Lovell, Trustee of Lovell Living Trust |
| 24 | 909 North Rice Road                      | 295 Encino Drive                                |
| 25 | Ojai, CA 93023                           | Oak View, CA 93022                              |
| 26 | Tel. (213) 321-5253                      | Tel. (915) 227-9412                             |
| 27 | jenniferjordanday@gmail.com              | loveb9@gmail.com                                |
| 28 | Catherine Ferro &                        | Susan C. White                                  |
|    | Catherine Eileen Ferro Inter Vivos Trust | Steven J. White                                 |
|    | 312 Montana Road                         | 2 Shorewood Drive                               |
|    | Ojai, CA 93023                           | Bellingham, WA 98225                            |
|    | Tel. (805) 326-1686                      | Tel. (425) 891-9249                             |
|    | cepharoah@gmail.com                      | curranwhite1@hotmail.com                        |
|    | Susan Capper                             | Lindy & Karen C. Goetz                          |
|    | 12870 Tree Ranch Road                    | 12338 Linda Flora                               |
|    | Ojai, CA 93023                           | Ojai, CA 93023-9721                             |
|    | Tel. (805) 794-6421                      | Tel. (805) 649-2526; (805) 794-2312             |
|    | chelsue@aol.com                          | lindygoetz@roadrunner.com                       |
|    | Joyce L. Heath                           | Thomas M. German                                |
|    | Joyce Heath, Trustee of the Heath Family | 301 N. Drown Avenue                             |
|    | Living Trust,                            | Ojai, CA 93023                                  |
|    | P.O. Box 1323                            | Tel. (805) 646-2130                             |
|    | Ojai, CA 93024                           | kittycatgirl214@gmail.com                       |
|    | Tel. (805) 290-6231                      |                                                 |
|    | mamaheath55@gmail.com                    |                                                 |

1 Ronald W. Bowman  
2 Trustee of the Bowman Trust dated April 8,  
2011  
3 672 W. Villanova Road  
4 Ojai, CA 93023  
Tel. (805) 732-4014  
ron@l-binc.com

6 Amy Hueppe  
1025 Moreno Drive  
7 Ojai, CA 93023  
Tel. (310) 699-4619  
8 amychueppe@gmail.com

9 Harry Anthony Williams  
915 Daly Road  
10 Ojai, CA 93023  
Tel. (661) 609-1253  
11 Tel. (805) 794-6922  
awilliam@me.com

15 David L. Osias, Esq.  
16 Allen Matkins Leck Gamble Mallory & Natsis  
LLP  
One America Plaza  
17 600 West Broadway, 27<sup>th</sup> Floor  
San Diego, CA 92101-0903  
18 Tel. (619) 233-1155  
Fax (619) 233-1158  
19 dosias@allenmatkins.com

20 Attorneys for Cross-Defendant  
Jeff Bacon as Trustee of the Villa Nero Trust  
21 Dated January 25, 2000

22 Kelsey Klein  
Paula Kee  
23 1042 Fairview Road  
Ojai, CA 93023  
24 Tel. (805) 640-5154  
kelseyklein88@gmail.com

Andrew P. Byrne, Esq.  
1140 Highland Avenue, Ste. 250  
Manhattan Beach, CA 90266  
Tel. (310) 505.7170  
Andy@ByrneLaw-LA.com

Attorney for Cross-Defendant Roman  
Catholic Archdiocese of Los Angeles, a sole  
corporation

Glenn Bator  
338 Montana Road  
Ojai, CA 93023  
Tel. (805) 798-1802  
denibator@aol.com

Bryan M. Sullivan, Esq.  
EARLY SULLIVAN WRIGHT GIZER &  
McRAE LLP  
6420 Wilshire Boulevard, 17<sup>th</sup> Floor  
Los Angeles, CA 90048  
Tel. (323) 301-4660  
bsullivan@earlysullivan.com

Attorneys for Cross-Defendant  
Jeff Bacon as Trustee of the Villa Nero Trust  
Dated January 25, 2000

Laura M. Peakes  
John E. Peakes, Jr.  
316 Verano Drive  
Ojai, CA 93023  
Tel. (805) 402-0249  
jpeakesjr@aol.com

Laura R. Schreiner, a.k.a Laura Rearwin  
418 Crestview Drive  
Ojai, CA 93023  
Tel. (805) 479-5400  
laura@rearwin.com

1 Paul J. Deneen  
12170 Ojai Santa Paula Road  
2 Ojai, CA 93023-9358  
Tel. (805) 218-0211  
3 paul@carbide.com

4 Timothy Mahoney  
5 10244 Ojai Santa Paula Road  
Ojai, CA 93023  
6 Tel. (323) 252-3309  
honedog@mac.com

7  
8  
9 Salvatore Scarpato  
10 106 Calhoun Lane  
Georgetown, TX 78633  
11 Tel. (805) 797-8767  
salscarpato@att.net

12  
13 Via First Class Mail

14 Warren W. Greene  
Bonnie M. Greene  
15 985 E. Main Street  
Ventura, CA 93001  
16 Tel. (805) 652-1080  
Fax (805) 652-0400

Jennifer Carafelli  
Robin Schwartzburd  
211 Village Commons Boulevard, No. 21  
Camarillo, CA 93012  
Tel. (805) 340-2540  
carafelli@gmail.com

Thomas Adams  
Adams & Associates  
21781 Ventura Boulevard, Suite 10005  
Woodland Hills, CA 93003  
Tel. (805) 229-1529  
tom@adamsassoc.com

Attorneys for Cross-Defendant 235 La Luna  
Owners, an unincorporated association

Robert Kyle  
The Robert Kyle Living Trust  
715 Sunset Place  
Ojai, CA 93023  
Tel. (626) 260-5509  
robertkyle61@gmail.com

17  
18  
19  
20  
21  
22 Via First Class Mail

William R Thacher  
12195 Linda Flora Drive  
Ojai, CA 93023-9723

23  
24  
25  
26  
27  
28 I declare under penalty of perjury under the laws of the State of California that the  
above is true and correct.

Executed on June 7, 2021 at Ventura, California

Veronica Villarreal

Veronica Villarreal