

No Fees per Government Code 27383

RECORDING REQUESTED BY:
Ventura Local Agency Formation Commission
WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850

2025000074917

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

10/20/2025
09:55 AM
VEN
ESPEJEV

Titles: 1 Pages: 10

Fees: \$0.00



VENTURA LOCAL AGENCY FORMATION COMMISSION
801 South Victoria Ave., Suite 301
Ventura, CA 93003

CERTIFICATE OF COMPLETION

Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCo, is:

LAFCo 25-06 Ojai Valley Sanitary District Annexation – 790 & 792 Baldwin Road

2. The specific change of organization is as follows:

Ojai Valley Sanitary District – Annexation

3. Assessor's Parcel Number: 032-0-010-040

4. The district listed above is located in Ventura County.

5. The Local Agency Formation Commission's resolution of approval, LAFCo 25-06, which was adopted on September 17, 2025, is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.

6. The territory is uninhabited.

I hereby certify that the resolution cited above includes any terms and conditions, and the maps and legal descriptions. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 10-20-25


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 25-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
OJAI VALLEY SANITARY DISTRICT ANNEXATION – 790 & 792
BALDWIN ROAD**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (§ 56000 et seq. of the California Government Code); and

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on September 17, 2025; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Report (which contains the recommendations and a discussion of applicable spheres of influence and local plans and policies); and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ojai Valley Sanitary District (District) and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report dated September 17, 2025, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.

- (3) The annexation is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 25-06 OJAI VALLEY SANITARY DISTRICT ANNEXATION – 790 & 792 BALDWIN ROAD.**
- (6) In accordance with staff's recommendation that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15319 of the CEQA Guidelines, the Commission hereby finds the annexation to be categorically exempt.
- (7) The Commission directs staff to file a Notice of Exemption under § 15062 of the CEQA Guidelines.
- (8) The affected territory is uninhabited as defined by Government Code § 56046.
- (9) Pursuant to Government Code § 56662(a), the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal. The Commission hereby makes determinations upon the proposal without notice and hearing, and waives protest proceedings entirely.
- (10) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (11) **A certificate of completion for this annexation shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.**
- (12) **A certificate of completion for this annexation shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization, as determined by the County Surveyor, have been submitted to the LAFCo Executive Officer.**
- (13) **A certificate of completion for this annexation shall not be recorded unless and until the LAFCo Executive Officer has confirmed with the Ventura County Environmental**

Health Division that connection to the public sewer system is required in order for the proposal area to be developed with single-family residential uses.

- (14) If a certificate of completion for this annexation has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).**

This resolution was adopted on September 17, 2025.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	☒	☐	☐	☐
Commissioner Crosswhite	☒	☐	☐	☐
Commissioner Gorell	☐	☐	☐	☒
Commissioner Parvin	☒	☐	☐	☐
Commissioner Perello	☒	☐	☐	☐
Commissioner Stephens	☐	☐	☐	☒
Commissioner Talmadge	☒	☐	☐	☐
Alt. Commissioner Hasan	☒	☐	☐	☐
Alt. Commissioner LaVere	☐	☐	☐	☐
Alt. Commissioner Piechowski	☐	☐	☐	☐
Alt. Commissioner Santangelo	☐	☐	☐	☐

9/18/2025

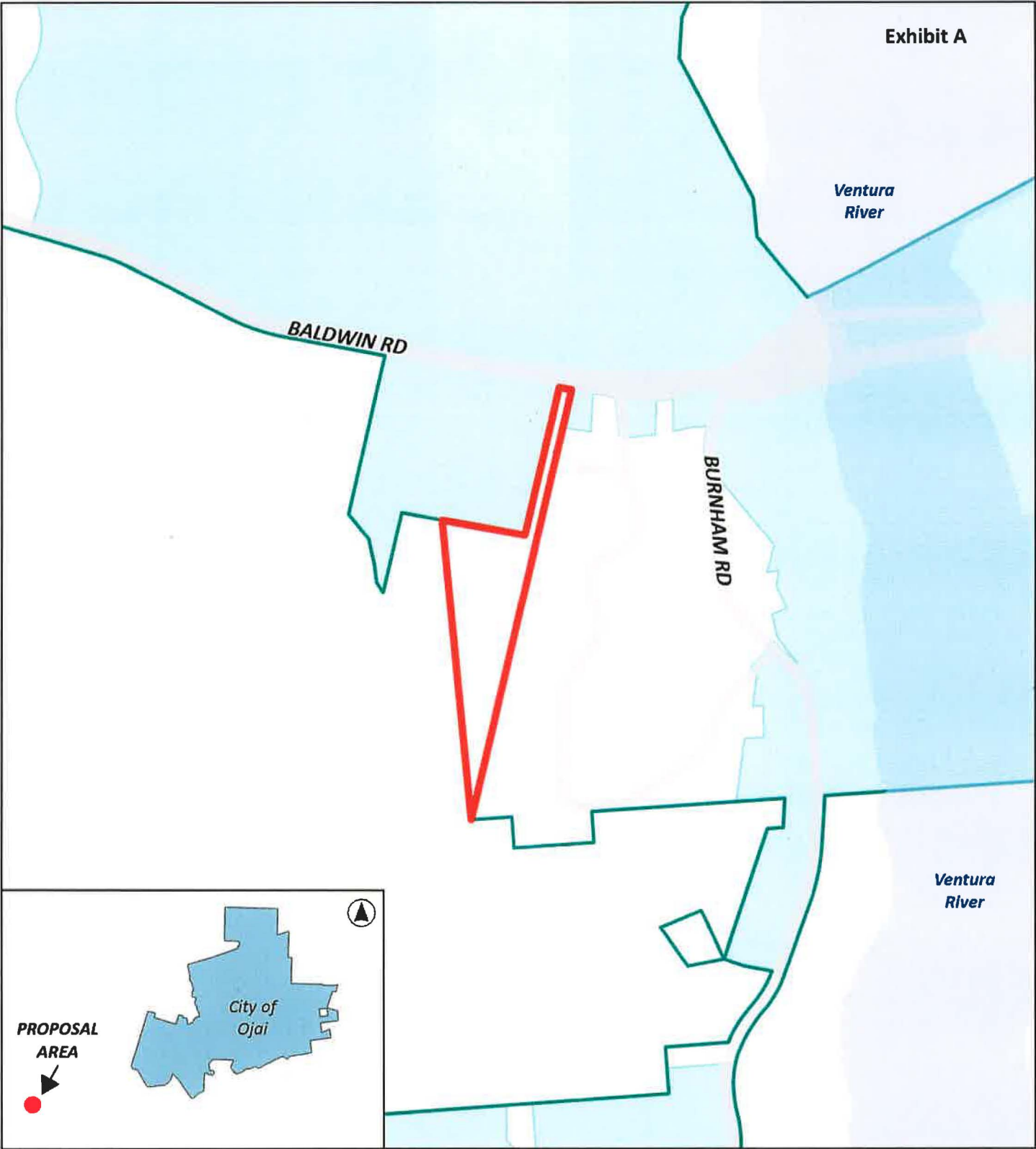
Date



Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

c: Ojai Valley Sanitary District
Ventura County Assessor's Office
Ventura County Auditor-Controller
Ventura County Elections-Registrar of Voters
Ventura County Sheriff – EOC
Ventura County Surveyor
Ventura County GIS Officer



LAFCo 25-06 & 25-06S
Ojai Valley Sanitary District Annexation
790 & 792 Baldwin Road
September 17, 2025



0 250 500 1,000 Feet

-  Proposal Area (LAFCo 25-06 & 25-06S)
-  OVSD Sphere of Influence
-  OVSD District Boundary

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2025-06)
790 & 792 BALDWIN ROAD
PARCEL A

THAT PORTION OF TRACT B, RANCHO SANTA ANA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF BALDWIN ROAD (ST. HWY. 150), SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE 1ST COURSE OF PARCEL B OF THE FULMER ANNEXATION (OVSD ANNEXATION NO. 2005-06) TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED IN THE CERTIFICATE OF COMPLETION PER DOCUMENT NO. 20060313-0052893 OF OFFICIAL RECORDS, RECORDED MARCH 13, 2006 IN THE OFFICE OF SAID COUNTY RECORDER, THENCE, ALONG SAID SOUTHERLY LINE, ALONG THE WESTERLY PROLONGATION OF SAID 1ST COURSE, AND ALONG THE EXISTING BOUNDARY OF SAID OJAI VALLEY SANITARY DISTRICT THE FOLLOWING THREE (3) COURSES:

1ST NORTH 80°53'30" WEST 60.00 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1420, PAGE 120 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHERLY TERMINUS OF THE 2ND COURSE OF PARCEL A OF THE MONTESSORI ANNEXATION (OVSD ANNEXATION NO. 2004-03) TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED IN THE CERTIFICATE OF COMPLETION PER DOCUMENT NO. 20050329-0075576 OF OFFICIAL RECORDS OF SAID COUNTY, RECORDED MARCH 29, 2005; THENCE, ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID DEED THE FOLLOWING TWO (2) COURSES:

2ND SOUTH 11°42'00" WEST 725.97 FEET; THENCE,

3RD NORTH 80°53'30" WEST 361.04 FEET TO THE NORTHERLY TERMINUS OF THE 5TH COURSE OF THE LAND DESCRIBED IN THE QUITCLAIM DEED PER DOCUMENT NO. 2023000077340 OF OFFICIAL RECORDS OF SAID COUNTY, RECORDED NOVEMBER 27, 2023; THENCE, LEAVING SAID DISTRICT BOUNDARY, ALONG SAID 5TH COURSE,

4TH SOUTH 05°15'00" EAST 1442.71 FEET TO THE SOUTHWEST CORNER OF LOT 14A IN THE LOS ENCINOS TRACT PER MAP RECORDED IN BOOK 14, PAGE 82 OF MISCELLANEOUS RECORDS (MAPS) OF SAID COUNTY; THENCE, ALONG THE WESTERLY LINE OF SAID LOS ENCINOS TRACT, TO AND ALONG THE 4TH COURSE OF SAID PARCEL B OF THE FULMER ANNEXATION,

5TH NORTH 11°42'00" EAST 2125.05 FEET, AT 1937.12 FEET, MORE OR LESS, THE SOUTHERLY TERMINUS OF SAID 4TH COURSE OF PARCEL B OF THE FULMER ANNEXATION, AT 2125.05 FEET, THE POINT OF BEGINNING.

CONTAINING 7.75 ACRES, MORE OR LESS

Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

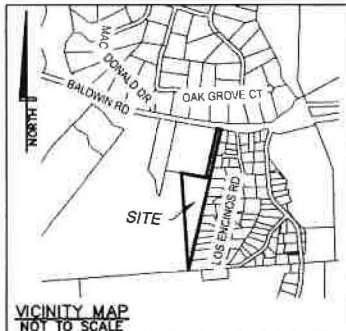


FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 8/30/2025

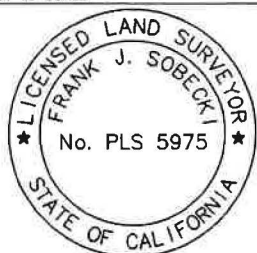


The Ventura County Surveyor's Office of the Public Works
Agency certifies this map and legal description to be definite
and certain.

Certified by:  Date: 9/23/2025



VICINITY MAP
NOT TO SCALE



8/30/2025

FRANK J. SOBECKI, PLS 5975

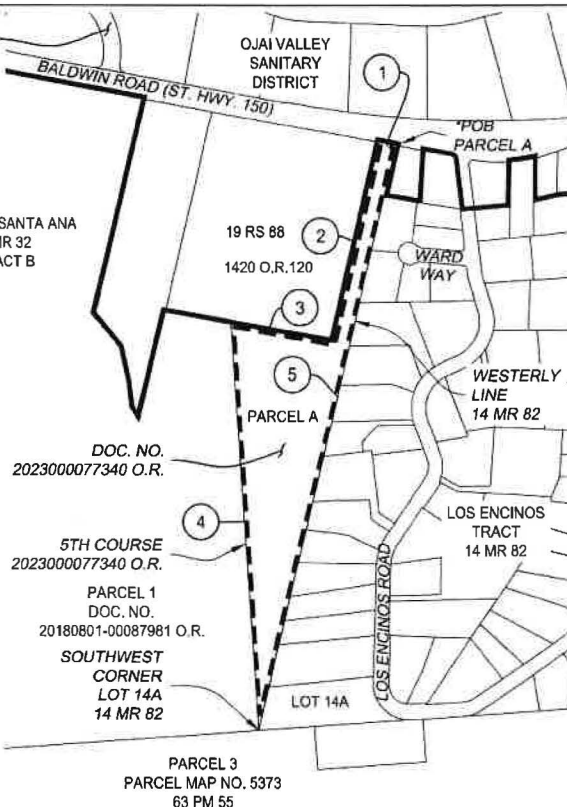
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PARCEL A
+/-7.75 ACRES
POB = POINT OF BEGINNING

Line Table		
Line #	Bearing	Length
1	N80°53'30"W	60.00'
2	S11°42'00"W	725.97'
3	N80°53'30"W	361.04'
4	S05°15'00"E	1442.71'
5	N11°42'00"E	2125.05'

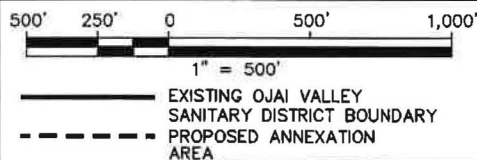
*POB PARCEL A:
THE WESTERLY TERMINUS OF THE
1ST COURSE OF PARCEL B OF THE
FULMER ANNEXATION TO THE OJAI
VALLEY SANITARY DISTRICT AS
DESCRIBED IN THE CERTIFICATE OF
COMPLETION PER 20060313-0052893
O.R., RECORDED 3/13/2006.

RANCHO SANTA ANA
3 MR 32
TRACT B



PARCEL 3
PARCEL MAP NO. 5373
63 PM 55

Frank J.
Sobecki, PLS
CONSULTING
FJS Land Consulting
4054 Brindisi Place
Moorpark, CA 93021
(805) 501-4075



DATE PREPARED: 8/30/2025

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2025-06)
790 & 792 BALDWIN ROAD
PARCEL A
A PORTION OF TRACT B, RANCHO SANTA ANA,
PER MAP RECORDED IN BOOK 3, PAGE 32 OF
MISCELLANEOUS RECORDS (MAPS)
COUNTY OF VENTURA, STATE OF CALIFORNIA

SHEET 1 OF 1

The Ventura County Surveyor's Office of the Public Works
Agency certifies this map and legal description to be definite
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