

No Fees per Government Code 27383

2026000013997

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

02/23/2026
09:37 AM
VEN
RITZCIE

Titles: 1 Pages: 9
Fees: \$0.00

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



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.

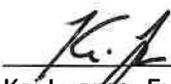
1. The short-term designation, as determined by LAFCo, is:

LAFCo 25-11 Ojai Valley Sanitary District Annexation – 984 Baldwin Road
2. The specific change of organization is as follows:

Ojai Valley Sanitary District – Annexation
3. Assessor's Parcel Number: 032-0-130-215
4. The district listed above is located in Ventura County.
5. The Local Agency Formation Commission's resolution of approval, LAFCo 25-11, which was adopted on January 21, 2026, 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: 2-23-2026


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 25-11

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING
LAFCo 25-11 OJAI VALLEY SANITARY DISTRICT ANNEXATION –
984 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, the proposal was duly considered on January 21, 2026; 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, no written opposition against the proposal has been submitted; 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 January 21, 2026, 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 25-11 OJAI VALLEY SANITARY DISTRICT ANNEXATION – 984 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 District.
- (11) **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) **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 have been submitted to the LAFCo Executive Officer.**
- (13) **If a Certificate of Completion 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 January 21, 2026.

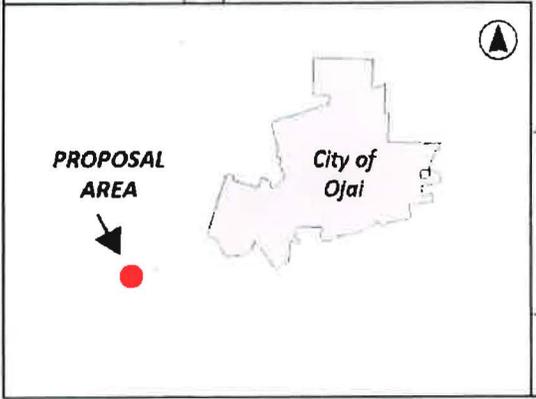
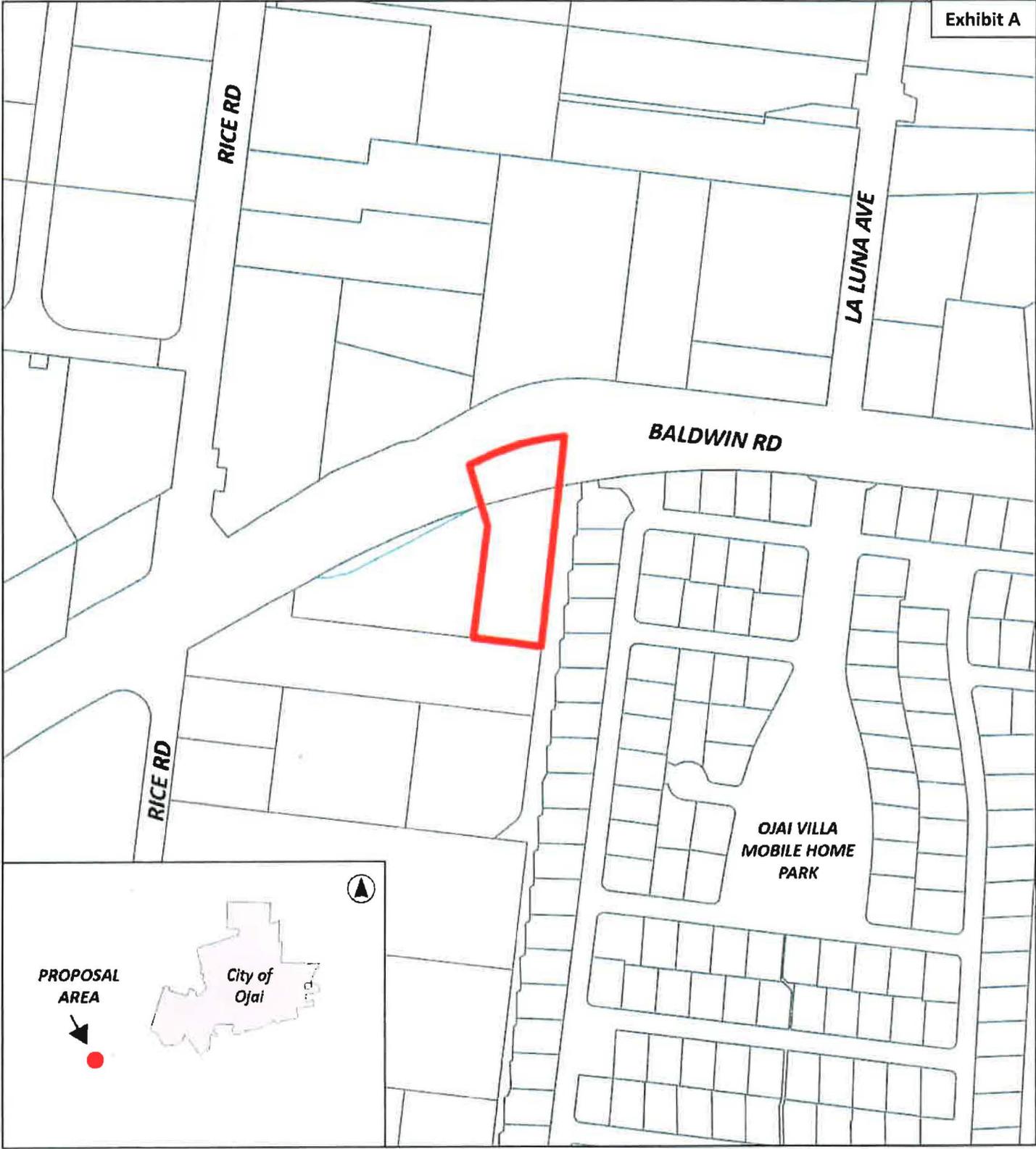
	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Crosswhite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Gorell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Perello	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stephens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Talmadge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner LaVere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Piechowski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Santangelo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1/21/2026
Date

Julie Parvin
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

- Copies:
- Ojai Valley Sanitary District
 - City of Ojai
 - Southern California Edison
 - Southern California Gas Company
 - Ventura County Assessor
 - Ventura County Auditor/Controller
 - Ventura County Elections-Registrar of Voters
 - Ventura County Fire Protection District
 - Ventura County Planning
 - Ventura County Environmental Health Division
 - Ventura County Resource Conservation District
 - Ventura County Sheriff – EOC
 - Ventura County Surveyor
 - Ventura County GIS Officer



LAFCo 25-11
Ojai Valley Sanitary District Annexation
984 Baldwin Road
January 21, 2026



-  Ojai Valley Sanitary District
-  Proposal Area (LAFCo 25-11)

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2025-11)
984 BALDWIN ROAD
PARCEL A

THOSE PORTIONS OF LOTS 24 AND 25 OF THE OJAI LAND COMPANY SUBDIVISION, BEING A PART OF RANCHO OJAI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 42 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF PARCEL 1 OF PARCEL MAP WAIVER NO. SD 06-0078 (LOT LINE ADJUSTMENT) RECORDED MAY 21, 2007 AS DOCUMENT NUMBER 20070521-00103052 OF OFFICIAL RECORDS, TOGETHER WITH A PORTION OF BALDWIN ROAD DESCRIBED AS PARCEL 1 IN THE GRANT DEED RECORDED JANUARY 19, 1973, IN BOOK 4064, PAGE 819 OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THE 4TH COURSE OF THE HENDERSON FIELD ANNEXATION TO MEINERS OAKS SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT) AS DESCRIBED IN THE CERTIFICATE OF FILING PER DOCUMENT NO. 32058, BOOK 3685, PAGE 4 OF OFFICIAL RECORDS, RECORDED JULY 2, 1970 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE, ALONG SAID 4TH COURSE AND THE EXISTING BOUNDARY OF SAID OJAI VALLEY SANITARY DISTRICT,

1ST SOUTH 6°03'30" WEST 323.25 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP WAIVER NO. SD 06-0078; THENCE, LEAVING SAID DISTRICT BOUNDARY, ALONG THE 1ST, 2ND, AND 3RD COURSES OF LAST SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES:

2ND NORTH 83°56'30" WEST 96.00 FEET; THENCE,

3RD NORTH 6°03'30" EAST 159.65 FEET TO SAID 3RD COURSE; THENCE, ALONG SAID 3RD COURSE AND THE NORTHWESTERLY PROLONGATION THEREOF,

4TH NORTH 16°32'30" WEST 100.80 FEET TO SAID DISTRICT BOUNDARY; THENCE, ALONG SAID DISTRICT BOUNDARY THE FOLLOWING TWO (2) COURSES:

5TH NORTH 59°41'00" EAST 52.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE,

6TH NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°30'07", AN ARC DISTANCE OF 101.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.73 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.

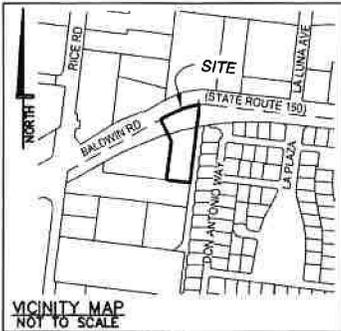


FRANK J. SOBECKI, PLS 5975
DATE PREPARED: 12/8/2025



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: 12/16/2025



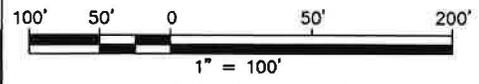
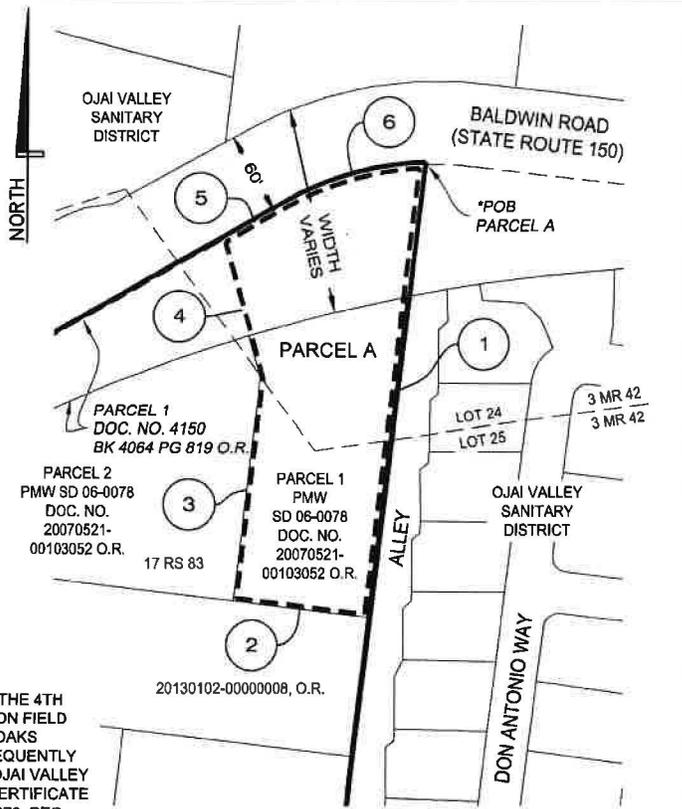
[Signature]
12/8/2025
FRANK J. SOBECKI, PLS 5975

"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."

PARCEL A
+/-0.73 ACRES
POB = POINT OF BEGINNING

Line/Curve #	Bearing/Delta	Length	Radius
1	S6°03'30"W	323.25'	
2	N83°56'30"W	96.00'	
3	N6°03'30"E	159.65'	
4	N16°32'30"W	100.80'	
5	N59°41'00"E	52.15'	
6	26°30'07"	101.76'	220.00'

*POB OF PARCEL A:
NORTHERLY TERMINUS OF THE 4TH COURSE OF THE HENDERSON FIELD ANNEXATION TO MEINERS OAKS SANITARY DISTRICT (SUBSEQUENTLY CONSOLIDATED INTO THE OJAI VALLEY SANITARY DISTRICT) PER CERTIFICATE OF FILING RECORDED 7/2/1970, PER DOC. NO. 32058, BK 3685, PG 4 O.R.



— EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
- - - PROPOSED ANNEXATION AREA

OJAI VALLEY SANITARY DISTRICT ANNEXATION
(OVSD 2025-11)
984 BALDWIN ROAD
PARCEL A
THOSE PORTIONS OF LOTS 24 AND 25 OF THE OJAI LAND COMPANY SUBDIVISION BEING A PART OF RANCHO OJAI PER 3 MR 42 COUNTY OF VENTURA, STATE OF CALIFORNIA

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

DATE PREPARED: 12/8/2025

SHEET 1 OF 1

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: 12/16/2025