



## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

[www.ojaisan.org](http://www.ojaisan.org)

### NOTICE TO THE OJAI VALLEY SANITARY DISTRICT BOARD OF DIRECTORS AND GENERAL PUBLIC

SEPTEMBER 15, 2022 CEQA REVIEW/ENVIRONMENTAL COMMITTEE MEETING

AGENDA

NOTICE ADDENDUM

The Ojai Valley Sanitary District Board of Directors will hold a Meeting of the CEQA Review/Environmental Committee **Thursday, September 15, 2022 at 5:00pm, via Webex.**

**IN RESPONSE TO THE CONTINUED STATE DECLARATION OF EMERGENCY DUE TO THE NOVEL CORONAVIRUS, AND IN ACCORDANCE WITH RECENTLY AMENDED GOVERNMENT CODE SECTION 54953, THE OVSD HEADQUARTERS FACILITY ON TICO ROAD IS CLOSED TO THE PUBLIC FOR PUBLIC BOARD MEETINGS. TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE BOARD MEETING AND PROVIDE PUBLIC COMMENT PLEASE REFER TO PAGE 2 OF THIS AGENDA**

**When it's time, join your Webex meeting here.**

[Join meeting](#)

**More ways to join:**

**Join from the meeting link**

<https://ojaisan.webex.com/ojaisan/j.php?MTID=m53ec60cc15745525a7b6f83bae92f884>

**Join by meeting number**

Meeting number (access code): 2480 484 2595

Meeting password: x8hSTXWhW39

**Tap to join from a mobile device (attendees only)**

[1-844-992-4726,,24804842595##](tel:1-844-992-4726,,24804842595##) United States Toll Free

[+1-408-418-9388,,24804842595##](tel:+1-408-418-9388,,24804842595##) United States Toll

**Join by phone**

1-844-992-4726 United States Toll Free

+1-408-418-9388 United States Toll

[Global call-in numbers](#) | [Toll-free calling restrictions](#)

**Join from a video system or application**

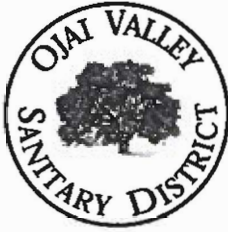
Dial [24804842595@ojaisan.webex.com](tel:24804842595@ojaisan.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

**Join using Microsoft Lync or Microsoft Skype for Business**

Dial [24804842595.ojaisan@lync.webex.com](tel:24804842595.ojaisan@lync.webex.com)

Need help? Go to <https://help.webex.com>



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### MEETING OF THE CEQA REVIEW/ENVIRONMENTAL COMMITTEE

Date & Time:

September 15, 2022

Thursday @ 5:00 p.m.

Location:

OVSD Board Room, via Webex

Members:

Stephen L. Quilici

William M. Stone

John (Jack) Curtis

### AGENDA

1. Call the Meeting to Order
2. Public Comment - (Items not on the agenda - 3 minute limit)

### ITEMS FOR COMMITTEE CONSIDERATION, DISCUSSION & POSSIBLE RECOMMENDATION TO THE BOARD OF DIRECTORS

3. 9210 N. Ventura Avenue Annexation – Resolution No. 2022-10
4. Reports
  - b. Committee Members pursuant to Government Code §54954.2
  - c. General Manager on District Activities related to this Board Committee.
5. Adjournment

A staff report providing more detailed information is available for most agenda items, and may be reviewed in the District office during regular business hours. Copies of individual reports may be requested from Alison Young (646-5548).

ATTEST TO POSTING:

  
\_\_\_\_\_  
Alison Young – Clerk of the Board

September 9, 2022 @ 8:15am  
Date & Time Posted At District Office

Memorandum

**Ojai Valley Sanitary District**

September 8, 2022

To: CEQA Review/Environmental Committee – Steve Quilici, Bill Stone & Jack Curtis

From: Jeff Palmer, General Manager

Subject: 9210 N. Ventura Avenue Annexation- Resolution No. 2022-10

Attached is a draft of the letter for the September 26, 2022 Board meeting agenda packet requesting the initiation of the 9210 N. Ventura Avenue Annexation. This annexation involves 1 parcel of property.

The parcel is located on N. Ventura Avenue, in the Casitas Springs area. This parcel has a single-family residence that desires to convert from septic to sewer.

Map of the property is attached.



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September 26, 2022

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### 9210 N. VENTURA AVENUE ANNEXATION – RESOLUTION NO. 2022-10

The 9210 N. Ventura Avenue annexation involves 1 parcel of property. The district will now be requesting annexation of parcels in singular transactions versus the “bundled” approach used previously.

This owner wishes to abandon the failing septic system and connected their property to the public sewer system. This owner does not have to do a mainline extension in order to connect.

A map of the general location and the Director Division of the property is shown as Attachment ‘A’.

Resolution No. 2022-10 (Attachment B) Initiating Proceedings for 9210 N. Ventura Avenue Annexation, Assessor’s Parcel Number: 061-0-171-120 is presented for your approval.

This project consists of the annexation of this property into District Boundaries.

The California Secretary of Resources has found certain classes of projects do not have a significant effect on the environment and are exempt from the requirements for the preparation of environmental documents. These exemptions are listed in the Guidelines for Implementation of the California Environmental Quality Act (“CEQA Guidelines”).

The CEQA Guidelines and the District’s Administrative Supplement to the State CEQA Guidelines provide for the following exempt category which is applicable to this Project:

Class 19 – Section 15319 (a) Annexations of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

RECOMMEDATION:

It is recommended the Board:

- a. Find the 9210 N. Ventura Avenue Annexation (2022-10) to be Categorically Exempt in accordance with CEQA Section 15319 (a) and the District's Administrative Supplement To The State CEQA Guidelines; and
- b. Direct Staff to file a Notice of Exemption in accordance with CEQA Section 15062; and
- c. Adopt Resolution No. 2022-10 initiating proceedings for 9210 N. Ventura Avenue Annexation.

Alison Young  
Administrative Officer

Enc.

APPROVED FOR SEPTEMBER 26, 2022 AGENDA:

\_\_\_\_\_  
JEFF PALMER, GENERAL MANAGER



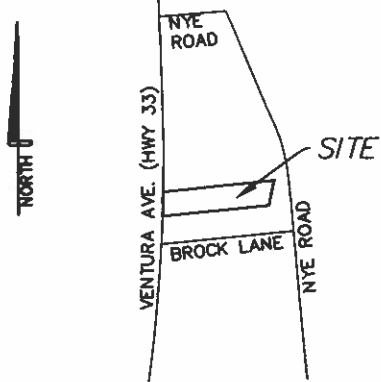
## Annexation to the Ojai Valley Sanitary District

Director Division No.1

APN 061-0-171-120

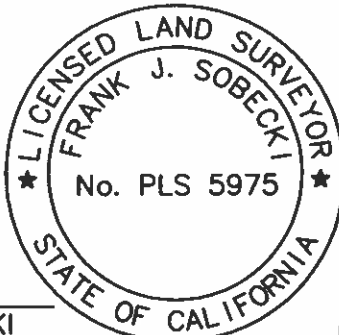
9210 N. Ventura Avenue

Ventura, CA 93001



VICINITY MAP  
NOT TO SCALE

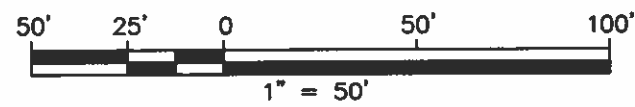
Line and Curve Table			
Line/Curve #	Bearing/Delta	Length	Radius
1	S11°53'00"W	55.65'	
2	S84°18'30"W	230.64'	
3	0°47'32"	53.57'	3874.83'
4	N84°18'30"E	240.00'	



FRANK J. SOBECKI

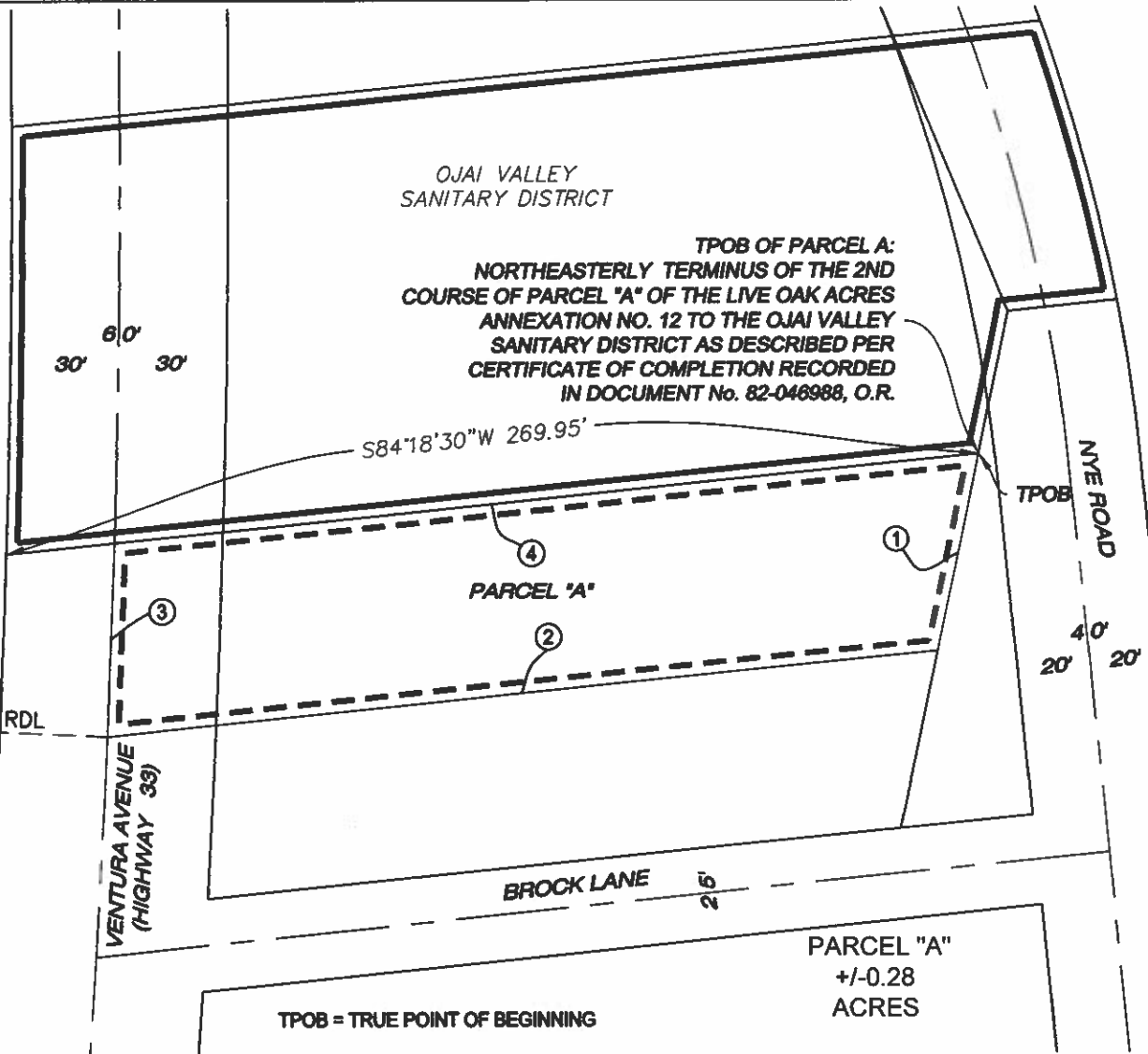
\*Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.\*

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



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

DATE PREPARED: 8/4/22



OJAI VALLEY SANITARY DISTRICT ANNEXATION  
 (OVSD 2022-10)  
 9210 NORTH VENTURA  
 PARCEL "A"

A PORTION OF TRACT "C", RANCHO SANTA ANA, PER 3 MR 32, COUNTY OF VENTURA, STATE OF CALIFORNIA



OJAI VALLEY SANITARY DISTRICT ANNEXATION  
(OVSD 2022-10)  
9210 NORTH VENTURA

PARCEL "A"

A PORTION OF TRACT "C" RANCHO SANTA ANA RECORDED IN BOOK 3, PAGE 32 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY TERMINUS OF THE 2ND COURSE OF PARCEL "A" OF THE LIVE OAK ACRES ANNEXATION NO. 12 TO THE OJAI VALLEY SANITARY DISTRICT AS DESCRIBED PER CERTIFICATE OF COMPLETION RECORDED IN DOCUMENT NO. 82-046988 OF OFFICIAL RECORDS, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE,

1ST SOUTH 11° 53' 00" WEST 55.65 FEET; THENCE,

2ND SOUTH 84° 18' 30" WEST 230.64 FEET TO THE CURVED CENTERLINE OF VENTURA AVENUE (60 FEET WIDE) A RADIAL BEARING FROM SAID POINT BEARS NORTH 87° 18' 32" WEST, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3874.83 FEET; THENCE, NORTHERLY ALONG SAID CENTERLINE,

3RD AN ARC LENGTH OF 53.57 FEET, THROUGH A CENTRAL ANGLE OF 0° 47' 32" TO POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL "A"; THENCE, NORTHEASTERLY ALONG SAID LINE,

4TH NORTH 84° 18' 30" EAST 240.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.28 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.*



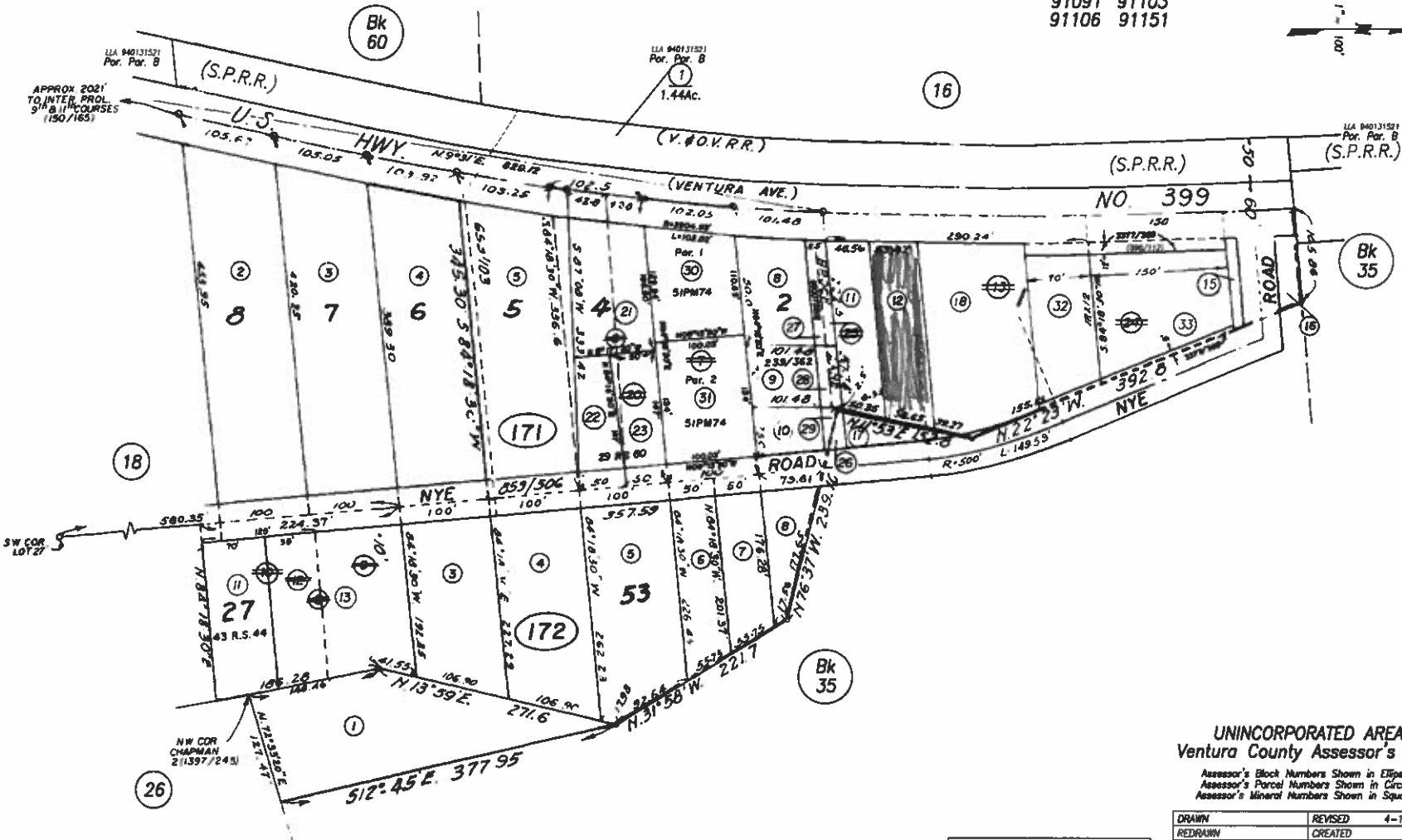
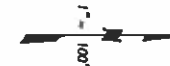
FRANK J. SOBECKI, PLS 5975  
DATE PREPARED: 8/4/2022



RANCHO SANTA ANA  
PORTION LOT C

Tax Rate Area  
~~91065~~ 91067  
91091 91103  
91106 91151

61-17



Portion Casitas Springs Farm Tract, V.C.O.M., Bk.3, Pg.12

UNINCORPORATED AREA  
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	4-10-2009
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL
Compiled By Ventura County Assessor's Office		

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.  
CHECK WITH COUNTY SURVEYOR'S OFFICE OR  
PLANNING DIVISION TO VERIFY.