

1 **RICHARD H. VANE,**  
2 30 La Cumbra St.  
3 Oak View, CA 93022  
4 805-300-3563  
5 info@vane.us

6 Richard H. Vane, IN PRO PER

7 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
8 FOR THE COUNTY OF VENTURA

Richard H. Vane,

Plaintiff,

vs.

Ojai Valley Sanitary District (OVSD),  
and DOES 1-10

Defendants.

No.

**COMPLAINT FOR DECLARATORY AND  
INJUNCTIVE RELIEF**

9

10

11 **INTRODUCTION**

12 1. Plaintiff acknowledges prior involvement as a principal plaintiff in a class action  
13 lawsuit against OVSD. However, the claims herein are distinct and address  
14 procedural violations, specific retroactive actions, and individual harm suffered by  
15 Plaintiff.

16 2. Plaintiff Richard H. Vane ("Plaintiff") brings this action to challenge the unlawful  
17 actions of the Ojai Valley Sanitary District ("OVSD"), including violations of the  
18 Ralph M. Brown Act (Gov. Code § 54950 et seq.), Proposition 218 (California  
19 Constitution, Article XIII D), vested property rights under California law, and  
20 procedural due process under the California Constitution.

21 3. Plaintiff has consistently and persistently challenged OVSD's actions, including  
22 filing an individual petition for a writ of mandate in July 2022, which was

1 dismissed without prejudice due to financial constraints. The issues raised in this  
2 Complaint have never been adjudicated on their merits and remain unresolved.  
3 4. This Complaint focuses on independent and distinct procedural violations by  
4 OVSD, particularly its failure to comply with statutory and constitutional  
5 requirements in imposing retroactive fees and additional sewer charges on  
6 Plaintiff's property without proper notice, public hearings, or procedural  
7 safeguards.

---

8

9 **PARTIES**

10 5. Plaintiff is the sole and separate owner of property at issue located at 30 La  
11 Cumbra Steet, and within the jurisdiction of OVSD, identified by Assessor Parcel  
12 Number (APN) 033-0-190-075. While the property is listed in the Vane Family  
13 Living Trust for estate planning purposes, Plaintiff retains full individual  
14 ownership and control over the property.

15 6. Defendant OVSD is a public agency and political subdivision of the State of  
16 California, subject to the requirements of the Brown Act, Proposition 218, and  
17 other relevant laws.

18 7. Plaintiff is unaware of the true names and capacities of defendants DOES 1  
19 through 10 and will amend this Complaint to allege their identities when  
20 ascertained.

1 **JURISDICTION AND VENUE**

2 8. This Court has jurisdiction pursuant to California Constitution, Article XIII D, and  
3 Government Code § 54960, which provide for judicial review of violations of  
4 Proposition 218 and the Brown Act.

5 9. Venue is proper in this Court because the acts and omissions giving rise to this  
6 Complaint occurred within Ventura County, California.



8 **FACTUAL BACKGROUND**

9 **Consistent Legal Challenges**

10 10. In July 2022, Plaintiff filed an individual petition for a writ of mandate to challenge  
11 OVSD's retroactive imposition of capacity fees and related procedural violations.  
12 This lawsuit was dismissed without prejudice in June 2023 due to financial  
13 constraints, leaving the substantive issues unresolved.

14 11. Plaintiff subsequently became a principal plaintiff in a class action lawsuit  
15 addressing OVSD's capacity fees. However, that case did not adjudicate the  
16 procedural and statutory violations raised herein, which remain unaddressed and  
17 continue to harm Plaintiff.

18 **Issuance of Will-Serve Letter**

19 12. In February 2021, OVSD issued Plaintiff a Will-Serve letter for an accessory  
20 dwelling unit ("ADU") on Plaintiff's property without requiring payment of any  
21 capacity fees or providing notice of future charges.

1 13. Plaintiff reasonably relied on the Will-Serve letter, as OVSD's own ordinances  
2 (301.7 and 301.8) required all applicable fees to be collected before the issuance  
3 of such letters.

#### 4 **Retroactive Fee Imposition**

5 14. In May 2021, following an inspection of Plaintiff's completed ADU, OVSD  
6 retroactively invoiced Plaintiff \$12,653 in capacity fees, without prior notice or  
7 legal justification. These fees were not contemplated under the terms of the Will-  
8 Serve letter.

9 15. The retroactive imposition of capacity fees violated Plaintiff's vested rights under  
10 the Will-Serve letter, as established in *Avco Community Developers, Inc. v.*  
11 *South Coast Regional Commission* (1976) 17 Cal.3d 785, and Proposition 218's  
12 requirement that fees be proportional to the benefit conferred.

#### 13 **Unlawful Placement of Fees on Property Taxes**

14 16. Plaintiff further asserts that OVSD imposed a second set of annual sewer fees on  
15 Plaintiff's property tax bill, effectively doubling the total charges from  
16 approximately \$750 to \$1,500 per year, without providing public notice, an  
17 opportunity to object, or adherence to Proposition 218 requirements. This  
18 doubling of fees caused direct financial harm and violated procedural safeguards.

19 17. On or about July 8, 2024, OVSD's legal counsel informed Plaintiff via email that  
20 \$12,653 in capacity fees had been added to Plaintiff's 2024-2025 property tax bill  
21 without any prior notice, public hearing, or opportunity to object.

22 18. Additionally, OVSD imposed a second set of annual sewer fees on Plaintiff's  
23 property tax bill, effectively doubling the total charges from approximately \$750 to

1 \$1,500 per year. These actions violated Proposition 218, Government Code §  
2 53755, and Plaintiff's due process rights under California Constitution, Article I,  
3 Section 7.

4 19. OVSD failed to agendize or provide public notice of decisions affecting Plaintiff's  
5 property during the August 6, 2024, closed session.

6 20. While OVSD claims no reportable actions were taken during this closed session,  
7 subsequent correspondence dated August 13, 2024, indicates that decisions  
8 impacting Plaintiff's payment plan request were discussed and decided upon  
9 without public disclosure.

10 21. Defendant OVSD's assertion that no reportable actions were taken during the  
11 August 6, 2024, closed session is contradicted by the subsequent  
12 communication of decisions in the August 13, 2024, letter. This inconsistency  
13 demonstrates a lack of transparency and accountability, violating the Brown Act's  
14 core principles.

15 22. Defendant's reliance on Government Code § 54956.9 to shield closed session  
16 discussions about anticipated litigation cannot absolve OVSD of its obligation to  
17 disclose decisions affecting the public. The actions impacting Plaintiff's property  
18 taxes are inherently public decisions that require transparency under the Brown  
19 Act.

## 20 **Ongoing Harm**

21 23. OVSD's continued failure to comply with statutory and constitutional  
22 requirements has caused Plaintiff significant financial and procedural harm,  
23 including increased property taxes, legal expenses, and the denial of due  
24 process.

1

---

2 **CAUSES OF ACTION**

3 **First Cause of Action: Violation of the Ralph M. Brown Act**

4 24. Plaintiff incorporates paragraphs 1 through 23 by reference as if fully set forth  
5 herein.

6 25. OVSD violated the Brown Act (Gov. Code § 54950 et seq.) by failing to:

- 7 • Provide advance notice of public meetings addressing the imposition of fees.
- 8 • Report actions taken in closed sessions, as required by Gov. Code § 54957.1.
- 9 • Provide public accountability for decisions impacting Plaintiff's property taxes.

10 26. These actions deprived Plaintiff and the public of their right to participate in and  
11 monitor OVSD's decision-making processes.

12 27. By doubling the annual sewer fees and imposing retroactive capacity charges on  
13 Plaintiff's property taxes without public notice or hearings, OVSD further violated  
14 Proposition 218 and deprived Plaintiff of procedural safeguards afforded under  
15 California law.

16 **Second Cause of Action: Violation of Proposition 218**

17 28. Plaintiff incorporates paragraphs 1 through 27 by reference as if fully set forth  
18 herein.

19 29. OVSD violated Proposition 218 (California Constitution, Article XIII D) by  
20 imposing property-related fees without:

- 1 • Providing individual notice to affected property owners (Section 6).
- 2
- 3 • Holding a public hearing to allow for objections (Section 4).
- 4
- 5 • Ensuring fees were proportional to the benefit provided (Section 3)
- 6
- 7 • During the March 28, 2022, appeal hearing, OVSD’s General Manager explicitly stated,
- 8 “The appeal is not based on our interpretation of a state code... That’s different than the
- 9 action that’s before you tonight.” This statement demonstrates OVSD’s refusal to
- 10 evaluate or ensure compliance with state ADU laws, including Proposition 218’s
- 11 requirements for proportionality, transparency, and procedural safeguards.
- 12
- 13 • OVSD’s continued refusal to conduct proper hearings or provide individualized
- 14 notices, as evidenced by their failure to agendaize or disclose decisions regarding
- 15 capacity fees and sewer charges, constitutes a significant procedural violation of
- 16 Proposition 218.

17 30. These actions directly harmed Plaintiff by unlawfully increasing charges on his  
18 property taxes, failing to ensure those charges were proportional to the benefit  
19 conferred, and denying Plaintiff the opportunity to object through due process  
20 protections. These actions directly harmed Plaintiff by unlawfully increasing  
21 charges on his property taxes.

22 **Third Cause of Action: Violation of Vested Rights**

23 31. Plaintiff incorporates paragraphs 1 through 30 by reference as if fully set forth  
24 herein.

1 32. By issuing a Will-Serve letter and allowing Plaintiff to proceed with ADU  
2 construction without requiring fees, OVSD created vested rights under California  
3 law.

4 33. The retroactive imposition of fees violated Plaintiff's vested rights and constitutes  
5 an abuse of OVSD's discretion.

---

6

7 **PRAYER FOR RELIEF**

8 WHEREFORE, Plaintiff respectfully requests that the Court grant the following relief:

9 1. A declaration that OVSD violated the Ralph M. Brown Act, Proposition 218, and  
10 Plaintiff's vested rights.

11 2. An injunction:

12 ○ Prohibiting OVSD from imposing retroactive fees without compliance with  
13 legal requirements.

14 ○ Requiring OVSD to refund unlawfully collected fees.

15 3. An order invalidating the placement of \$12,653 in capacity charges and the  
16 additional sewer fees on Plaintiff's property tax bill.

17 4. An award of Plaintiff's costs and reasonable attorney's fees, pursuant to Gov.  
18 Code § 54960.5 and other applicable provisions.

19 5. Such other relief as the Court deems just and proper.



1 **Dated:** December 3rd, 2024

2 **Respectfully Submitted,**

3 /s/ Richard H. Vane

4 Richard H. Vane, Plaintiff

5 IN PRO PER

6 30 La Cumbra Street

7 Oak View, CA 93022

- EXHIBIT A Schedule "B" Husbands Separate Property – Vane Family Living Trust
- EXHIBIT B 210201 OVSD ADU Application Submitted
- EXHIBIT C 210201-OVSD-Will-Serve-Letter  
(Demonstrates Initial Compliance by OVSD Absence of Capacity Fees)
- EXHIBIT D 210426 OVSD-82 Will Serve Payment Required
- EXHIBIT E 240727 Clarification Request on OVSD's Retroactive Fee Demands
- EXHIBIT F 65852.150 Intent of ADU Law
- EXHIBIT G 65852.2 (2) Capacity Fees Require Construction with new SFD
- EXHIBIT H 65852.2 (4) Capacity Fees Require New or Separate Utility Connection
- EXHIBIT I 65852.2 (5) Direct Connection Required for Capacity Fees
- EXHIBIT J 201123- Technical Assistance Letter
- EXHIBIT K 201123 - Technical Assistance - When Capacity Fees Can be Charged
- EXHIBIT L 220328 General Manager admits to ignoring ADU Law
- EXHIBIT M 230606 Order Dismissing Plaintiff's Individual Suit Without Prejudice
- EXHIBIT N 230720 Class Action Complaint
- EXHIBIT O 231110 Minute Order 4 Class Action
- EXHIBIT P 231116 Class Action Sustaining Demurrer - Without Leave to Amend
- EXHIBIT Q 240528 Closed Session (No Reportable Actions) & Tax Roll Report
- EXHIBIT R 240624 Clarification Request on OVSD's Retroactive Fee Demands
- EXHIBIT S 240624 Ventura Star - 2024-25 Tax Roll
- EXHIBIT T 240708 First Notice of Fees Placed on Property Taxes  
(Demonstrates Lack of Notification, Due Process, and Public Hearings)
- EXHIBIT U 240724 General Manager's Offer of Time for Board Meeting 240827  
(Failure to Provide Meaningful Opportunity to Object)

- EXHIBIT V 240813 Pre-Emptively Denying Payment Plan No Notice-Public Hearing
- EXHIBIT W 241010 PRA Request Acknowledgment
- EXHIBIT X 241021 Brown Act Cure and Correct Demand
- EXHIBIT Y 241024 Brown Act Violation Sent
- EXHIBIT Z 241028 USPS Certified Tracking Delivered
- EXHIBIT AA 2020-2021 OVSD Fees \$703.68 (one set of annual sewer fees)
- EXHIBIT AB 2021-2022 OVSD Fees \$1438.08 (two sets of annual sewer fees)
- EXHIBIT AC 2022-2023 OVSD Fees \$1450.80 (two sets of annual sewer fees)
- EXHIBIT AD 2023-2024 OVSD Fees \$1418.88 (two sets of annual sewer fees)
- EXHIBIT AE 2024-2025 OVSD Fees \$14,133.16  
(two sets of annual sewer fees and additional capacity fees)
- EXHIBIT AF List of Properties with Deferred Capacity Fees

1

2



The Vane Family Living Trust

---

Schedule "B"

**HUSBAND'S SEPARATE PROPERTY**

---

30 La Cumbra Street  
Oak View CA 93022

1

2



**OJAI VALLEY SANITARY DISTRICT**

A Public Agency [www.ojaisan.org](http://www.ojaisan.org)  
1072 Tico Road, Ojai, California 93023  
(805) 646-5548 • FAX (805) 640-0842

**APPLICATION FOR SEWER SERVICE**

DATE: **2/1/2021**

**DESCRIPTION OF PROPERTY**

Assessor's Parcel Number: **033-0-190-075** Old APN: \_\_\_\_\_

Address: **30 La Cumbra St**

City: **Oak View** Zip: **93022** Nearest Cross Street: **Encino**

(Current Residential Use) Number of **\*Single Dwelling Units** at time of application: **1**

(Current **\*\*Non-Residential Use**) Number of Fixture Units at time of application: \_\_\_\_\_

**PROJECT INFORMATION**

New Sewer Service: \_\_\_\_\_ (Please circle) **ADD or CHANGE** existing Sewer Service.

Repair Lateral: \_\_\_\_\_ Relocate Lateral: \_\_\_\_\_ Remodel: **XXX** Failed Septic: \_\_\_\_\_

Business Type(s) /Use(s): \_\_\_\_\_

Describe: \_\_\_\_\_

Obtain a building sewer line to proposed ADU from existing sewer line.

Estimated date of completion **3/31/2021**

**APPLICANT INFORMATION**

Company: \_\_\_\_\_

Name: **Richard Vane**

Mailing Address: **30 La Cumbra St.**

City, State, Zip: **Oak View, CA 93012** Ph: \_\_\_\_\_

Email: **info@vane.us** Cell: **805-300-3563**

**PROPERTY OWNER (if different from applicant)**

Name(s): \_\_\_\_\_

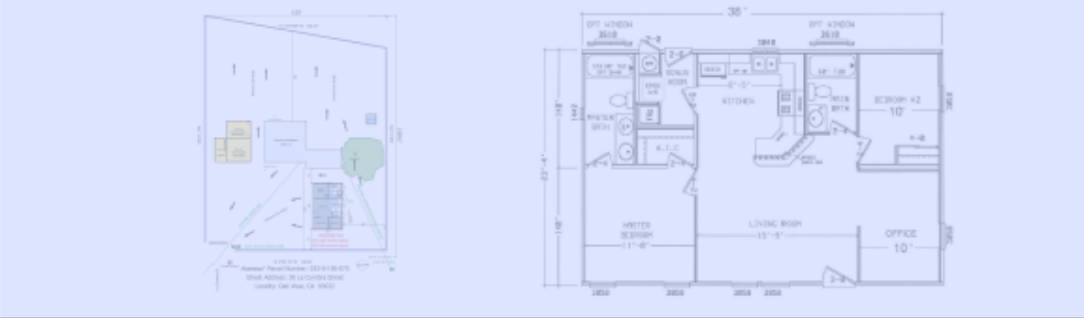
Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Ph: \_\_\_\_\_

Email: \_\_\_\_\_ Cell: \_\_\_\_\_


E:\D:\opbox\A\B\1\file\Doc\me\1\file\Vane's Real Estate\ADU\2019 ADU\Permits\O\VSD\Ojai Sanitary District APPLICATION.docx

**PROJECT INFORMATION & PLANS** Please complete a drawing, indicating all structures currently served and proposed to be served along with the location of all connections to the District's sewer facilities. In addition to this drawing, Applicant **MUST** provide to the District a site plan and/or plumbing plan of proposed project.



Applicant hereby acknowledges that the District relies on the accuracy of Applicant's statements, responses and representations furnished above, and that District is not obligated to verify the accuracy of those same statements, responses and representations. Notwithstanding the foregoing, District reserves the right to enter upon the subject property in accordance with District regulations for the purpose of inspecting and approving any work related to sewer service provided by the District as a result of this application. Applicant hereby certifies that Applicant's statements, responses and representations furnished above are true and correct and accurately reflect, at the time of this application, Applicant's knowledge regarding the present and proposed use of District services for the subject parcel. District shall not be liable or responsible for issues relating to any misleading deceptive or false representations made by Applicant in this application.

**Owner/Applicant's**

**Signature:**  Digitally signed by 69bb6644e-2e-b2b-e2020-1ee  
DN: cn=69bb6644e-2e-b2b-e2020-1ee  
Date: 2021.02.21 09:31:44W **Date:** 2/1/2021

**Please Print Name:** Richard Vane

**Excerpts from District Code of Regulations Ordinance No. OVSD-64:**

**\*Single Dwelling Unit:** A room or rooms connected together (whether or not constructed in compliance with applicable governmental regulations) with all of the following: (a) an independent exterior access, (b) a Food Preparation Area, (c) a multi-purpose or bedroom area, and (d) a toilet.

**Food Preparation Area:** An area containing plumbing fixtures, appliances, or devices commonly used for: (1) heating or cooking food; (2) refrigerating food; and (3) washing utensils used for dining and food preparation and/or for washing and preparing food. Permanent removal of two of the three (2 of the 3) above-numbered elements is required to eliminate a Food Preparation Area.

**\*\*Non-Residential:** Use of a Parcel that does not include any habitation.

**\*\*Upon completion of project additional fees may be assessed if actual unit count is higher than indicated in this application and the submitted site plan.**



EXHIBIT C 210201-OVSD-Will-Serve-Letter

(Demonstrates Initial Compliance by OVSD and Absence of Capacity Fees)

1



**OJAI VALLEY SANITARY DISTRICT**  
A Public Agency

1072 Tico Road, Ojai, California 93023  
(805) 646-5548 • FAX (805) 640-0842  
Web Site: [www.ojaisan.org](http://www.ojaisan.org)

February 1, 2021

Richard Vane  
30 La Cumbre Street  
Oak View, CA 93022

**RE: New Construction of  
to (1) Single Dwelling Unit-ADU  
30 La Cumbre Street  
Oak View, CA 93022**

Dear Property Owner;

We are in receipt of your application for the above referenced project as of this date, February 1, 2021.

Enclosed please find the requested Will Service Letter for Sewer Service availability with the Ojai Valley Sanitary District, whose address is 1072 Tico Road, Ojai, California 93023.

Please submit a copy of the approved plans from the County of Ventura/City of Ojai for this project so that we may issue a Permit for the commencement of the construction for the new dwelling unit-ADU. A Private Sewer Lateral Inspection will be required for the parcel as well, which can be done prior to construction or during construction. A flyer is included for your information.

Please feel free to contact Laurie Johnson, our Customer Service Representative, at 805-646-5548 or by email at [Laurie.johnson@ojaisan.org](mailto:Laurie.johnson@ojaisan.org).

Thank you,

  
Alison Young  
Administrative Officer

**ZONE 02 – Oak View**



**OJAI VALLEY SANITARY DISTRICT**  
A Public Agency

1072 Tico Road, Ojai, California 93023  
(805) 646-5548 • FAX (805) 640-0842  
Web Site: [www.ojaisan.org](http://www.ojaisan.org)

February 1, 2021

Richard Vane  
30 La Cumbre Street  
Oak View, CA 93022

**RE: New Construction of  
to (1) Single Dwelling Unit-ADU  
30 La.Cumbre Street  
Oak View, CA 93022**

**WILL SERVE FOR SEWER SERVICE: APN 033-0-190-075**

Ojai Valley Sanitary District, whose address is 1072 Tico Road, Ojai, California 93023 hereafter referred to as District, agrees with the County of Ventura/City of Ojai, hereafter referred to as County/City as follows:

1. District represents to the County of Ventura/City of Ojai that the design and specifications for installation of sewers are satisfactory.
2. District represents to the County of Ventura/City of Ojai that appropriate treatment plant capacity is available and has been reserved for the subject parcel.
3. It is understood that the County of Ventura/City of Ojai will not consider approval of the subject development without having first received the representations contained herein.
5. It is understood that the private sewer system, three (3) feet from the buildings to the main line connection, will be permitted and inspected by the Ojai Valley Sanitary District.
6. **Upon receipt of approved plans from the County of Ventura/City of Ojai, please submit a copy to the Ojai Valley Sanitary District for the issuance of a Permit to commence construction.**

The above representations are based on review of application submitted by the owner. Upon completion of construction and inspection by the District, additional fees may be assessed if actual unit count is higher than indicated in the proposed plan.

  
Alison Young  
Administrative Officer

**ZONE 02 – Oak View**

EXHIBIT D 210426 OVSD-82 Ordinance a Will Serve Payment is Required

1

2

**301.6 Payment of Capacity Charge Required**

Payment of applicable Capacity Charges is required, and no Parcel Owner may establish a new sewer connection or expand use of an existing sewer connection without first paying all applicable Capacity Charges in full. Notwithstanding the foregoing, the District may, in accordance with applicable provisions of this Code, enter into an agreement with a Parcel Owner for the deferred payment of required Capacity Charges. *(Ord. 69, 2012)*

**301.7 Time of Payment**

Parcel Owners seeking a New Sewer Connection or expanded use of an existing sewer connection must pay all applicable Capacity Charges (or make other financial arrangements for payment) prior to the District approving or issuing a "will-serve letter."

**301.8 Amount of Payment**

Capacity Charges shall be paid in accordance with the charges effective on the date that a "will-serve letter" is issued.



1 **Subject:** OVSD's Illegal Capacity Fee Practices and Legislative Concerns Regarding ADU Law  
2 Compliance

---

3  
4 **Overview of the Issue**

5 The Ojai Valley Sanitary District (OVSD) has engaged in unlawful practices that violate  
6 California's Accessory Dwelling Unit (ADU) laws, as outlined in Government Code § 65852.2.  
7 OVSD retroactively imposed a \$12,653.08 fee on my ADU despite issuing a Will-Serve letter  
8 without requiring any payment. This fee was invoiced months after the project was completed  
9 and only after an inspection, which I believed was intended solely to verify compliance with the  
10 approved plans. These actions disregard established state law, OVSD's own ordinances, and  
11 fundamental due process requirements, causing significant financial harm to homeowners and  
12 undermining procedural fairness.

---

13  
14 **Background**

15 **Will-Serve Letter Issuance**

16 In February 2021, OVSD issued me a Will-Serve letter for my ADU without requiring any  
17 payment. At that time:

- 18 1. OVSD had ceased charging capacity fees for ADUs.  
19 2. Their ordinances (301.7 and 301.8) mandated that all applicable fees must be collected  
20 before the issuance of a Will-Serve letter.

21 I reasonably relied on the Will-Serve letter, and OVSD's own ordinances to proceed with the  
22 construction of my ADU. However, months later, OVSD retroactively invoiced me \$12,653.08  
23 following an inspection of my completed ADU, violating both state law and OVSD's own  
24 ordinances.

---

25  
26 **Specific Violations by OVSD**

27 **1. Violation of State ADU Law**

28 State law (Gov. Code § 65852.2) prohibits capacity fees for ADUs unless the ADU makes a  
29 **mandated direct connection to the utility**. My ADU uses an *indirect connection*, exempting it  
30 from such fees. The California Department of Housing and Community Development (HCD)  
31 clarified this in their November 23, 2020, Technical Assistance Letter:

- 32 • Indirect connections are exempt from capacity fees.  
33 • Capacity fees for direct connections must be proportionate to the ADU's burden on the  
34 system, based on square footage or Drainage Fixture Units (DFUs).

35 While OVSD calculates its capacity fees proportionally based on the number of DFUs in the  
36 ADU, its methodology is flawed. OVSD applies a maximum threshold of 25 DFUs for what they  
37 consider a new dwelling on a new property with a direct sewer connection, where the full  
38 capacity fee exceeds \$16,000. For ADUs, OVSD prorates this amount based on the number of  
39 DFUs in the unit. For example, an ADU with 22 DFUs would pay slightly less than \$16,000.

1 This approach is problematic for the following reasons:

- 2 1. **Indirect Connections Are Exempt:** State law explicitly prohibits charging capacity fees  
3 for ADUs with indirect connections, regardless of the number of DFUs. By applying this  
4 proportional calculation to ADUs with indirect connections, OVSD is unlawfully imposing  
5 fees on units that should be exempt.
- 6 2. **Improper Comparison to New Dwellings:** OVSD's use of the 25 DFU standard  
7 assumes that ADUs can impose a comparable burden to new dwellings on new  
8 properties with direct connections, which is not supported by evidence. ADUs are  
9 accessory units, typically smaller than primary residences, and their utility impact is  
10 generally lower. OVSD's proportional calculation fails to account for this fundamental  
11 difference, resulting in fees that remain excessive and disproportionate for ADUs.
- 12 3. **Unjustified Retroactive Fees:** Regardless of the proportional methodology, OVSD  
13 retroactively applied these charges to my ADU months after issuing the Will-Serve letter,  
14 in direct violation of state law and their own ordinances.

## 15 **2. Retroactive Fees Are Illegal**

16 When OVSD issued the Will-Serve letter, it had no adopted capacity fees for ADUs.  
17 Retroactively imposing fees months later directly contradicts OVSD's own ordinance, which  
18 requires all fees to be paid prior to issuing a Will-Serve letter. This also violates California law  
19 and the vested rights doctrine established in the *Avco* decision (1972), which prohibits imposing  
20 additional conditions or fees after project approval.

## 21 **3. Double Billing**

22 OVSD charged for the primary sewer connection to my property twice—once for the main  
23 residence and again for the ADU—despite the ADU connecting indirectly through the existing  
24 lateral. In addition, OVSD added a second set of annual sewer fees to my property, effectively  
25 doubling the recurring charges. These annual fees are expected to be charged in perpetuity,  
26 creating a disproportionate and unfair financial burden.

27 For example, a neighboring property without an ADU but with a total of 60 DFUs would pay only  
28 a single annual sewer fee. By contrast, my property—with an ADU and a combined DFU count  
29 far below 60—will be charged two full sets of sewer fees every year. This discrepancy highlights  
30 the inequity in OVSD's approach, where properties with ADUs are penalized with double fees  
31 despite placing a smaller or comparable burden on the sewer system.

## 32 **4. Unlawful Placement of Fees on Property Taxes Without Proper Notice**

33 OVSD placed the \$12,653.08 fee **and** a complete second set of annual sewer fees on my  
34 property taxes without providing proper notice, denying me the opportunity to contest the  
35 charges. This action violates several legal principles and statutory requirements that govern the  
36 imposition and collection of property tax assessments and liens.

### 37 **a. Due Process Violations**

- 38 • **Failure to Provide Proper Notice:** Both California and federal law require that property  
39 owners receive adequate and proper notice before any additional charges,  
40 assessments, or liens are placed on their property taxes. Notice is a fundamental  
41 component of due process, ensuring that property owners have an opportunity to  
42 understand, dispute, or appeal the charges before they are enforced.



- **Opportunity to Contest:** By failing to notify me properly, OVSD denied me the right to challenge the charges through an appeal process. While I took OVSD to court to contest the charges, I was forced to drop the case due to financial constraints, leaving the legality of OVSD's actions unadjudicated. This highlights how their failure to provide proper notice created a situation where homeowners, particularly those without significant financial resources, are unable to effectively defend their rights.

## b. California Government Code Violations

- **Government Code § 6061:** This section requires public notice before imposing charges on property owners. OVSD did not publish or provide any proper notice regarding the inclusion of this fee on my property tax bill, violating the requirement for transparency and public disclosure.
- **Government Code § 53750 et seq. (Proposition 218):** Proposition 218 governs the imposition of fees and charges related to property taxes. It explicitly requires:

For fees and charges added to property taxes, **Government Code § 53753(b)** (part of Proposition 218) mandates:

### 1. Mailed Written Notice:

- Written notice must be sent directly to affected property owners. This notice must include:
  - A detailed explanation of the proposed charge.
  - The amount of the charge.
  - The basis for calculating the charge.
  - The date, time, and location of the public hearing.

### 2. Publication in a Local Newspaper:

- Public notice must also be published in a **local newspaper of general circulation** to ensure the broader community is aware.
- The notice must appear **at least once a week for two consecutive weeks** before the hearing.

### 3. Public Hearing Requirement:

- A public hearing must be held, allowing property owners the opportunity to voice objections or contest the proposed charges.

### 4. Voting Requirements for New or Increased Fees:

- For certain fees or assessments, a **majority protest vote** may be required. If a majority of property owners formally object, the proposed charge cannot be adopted.

### How This Applies to OVSD's Actions

If OVSD failed to publish notice in a local newspaper or properly notify affected homeowners in writing before placing fees on property tax bills, they are in clear violation of Proposition 218. Even if OVSD followed some notice requirements,

1 failing to meet all the criteria (such as newspaper publication) undermines the  
2 legitimacy of the fees.

3 **c. Brown Act Violations**

4 OVSD's decision to add these fees to my property taxes was made without proper public  
5 discussion or transparency, likely during closed-session meetings. This violates the Brown Act,  
6 which requires public agencies to conduct decision-making processes in an open and  
7 accessible manner, except under limited circumstances.

8 

---

9 **Why This Matters**

10 OVSD's attempt to justify capacity fees for ADUs by using a proportional DFU-based  
11 methodology does not align with state ADU laws, which prohibit such fees for indirect  
12 connections. Their lack of proper notice and retroactive application of fees violate homeowners'  
13 rights and set a dangerous precedent for unfair and unlawful practices by public agencies.

14 

---

15



1

## GOV § 65852.150

(b) It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that **provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units** in zones in which they are authorized by local ordinance.

2



## GOV § 65852.2

(2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating **connection fees** or **capacity charges** for utilities, including water and **sewer service unless the accessory dwelling unit was constructed with a new single-family dwelling.**



## GOV § 65852.2

(4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation ***shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling.***



EXHIBIT I 65852.2 (5) Direct Connection Required for Capacity Fees

1

2

1

## GOV § 65852.2

(5) For an accessory dwelling unit that is not described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation **may require a new or separate utility connection directly between the accessory dwelling unit and the utility.** Consistent with Section 66013, **the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values,** as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

2

3



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



November 23, 2020

Jeff Palmer  
General Manager  
Ojai Valley Sanitary District  
1072 Tico Road  
Ojai, CA 93023

Dear Jeff Palmer:

**RE: Ojai Valley Sanitary District's Accessory Dwelling Unit (ADU) Fees and Charges – Letter of Technical Assistance**

The purpose of this letter is to provide technical assistance to the Ojai Valley Sanitary District (OVSD or District) regarding the development of legally permissible connection fees and capacity charges as applied to accessory dwelling units (ADUs) under the State ADU Law (Gov. Code, §§ 65852.2, 65852.22.) during the current housing crisis. The California Department of Housing and Community Development (HCD) appreciates that the changes in the law are complicated and have been evolving quickly in recent years. HCD hopes that the following technical assistance is useful to the District and assists OVSD in expeditiously bringing its practices and regulations into compliance with state law.

Most of the mandates contained in State ADU Law apply to local agencies (cities, counties, or cities and counties) rather than districts (Gov. Code, § 65852.2, subd. (j)(5).) There are key provisions of State ADU Law that apply to districts, however. These sections delineate the permissible connection fees or capacity charges for a new ADU. State ADU Law places significant limits on two kinds of fees: (1) impact fees and (2) connection fees and capacity charges. OVSD's regulations and practices appear to exceed the limitations on the latter. These fees are prohibited in some cases and limited in others.

**ADUs for which no separate "connection" may be required and no connection fee or capacity charge may be imposed**

ADUs constructed entirely within an existing single family home or other accessory structure that satisfies the requirements of Government Code section 65852.2, subdivision (e), are exempt from any requirement to install a new or separate sewer connection; they are also exempt from connection fee or capacity charge (Gov.

Code, § 65852.2, subds. (e)(1)(A) and (f)(4). See also HCD's ADU Handbook<sup>1</sup> September 2020, at pp. 13-14.) OVSD's regulations appear to acknowledge these mandates under state law (District Code of Regulations, Chapter 3, s. 301.4.).

**ADUs for which a “connection” or “capacity” fee may be charged**

ADUs that are not described in Government Code section 65852.2, subdivision (e), may be subject to a new utility connection directly between the ADU and the utility. If such a connection is mandated, then a fee or charges may be imposed but shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. (Gov. Code, § 65852.2, subd. (f)(5) and Gov. Code, § 66013.) State ADU Law places two important restrictions on the imposition of such fees or charges:

- (1) State ADU Law expressly prohibits local agencies, special districts, and water corporations from considering ADUs as a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer services. (Gov. Code, § 65852.2, subd. (f).)
- (2) State ADU Law prescribes in detail the method by which the fees may be calculated and assessed. Such fees may be assessed only proportionate to the burden of the ADU based upon its “square feet or the number of its drainage fixture unit (DFU) values.” (Gov. Code, § 65852.2, subd. (f)(5).)

The effect of these two provisions is that the District may not treat an ADU the same as it would a single-family home and charge the same fee. In this context, “proportionate” is to be determined in comparison to a similar fee for a single-family dwelling (Gov. Code, § 65852.2, subd. (f)(5); HCD's Accessory Dwelling Unit Handbook September 2020, at pp. 13-14.). Thus, for example, using a square-foot approach, a capacity fee for a 1,000 square foot ADU would be expected to be about half of the capacity fee for a 2,000 square foot single family home. Likewise, using a drainage-fixture approach, an ADU with 10 drainage fixtures would be charged about one-third of the capacity fee of a single-family home with 30 drainage fixtures. (See HCD's ADU Handbook September 2020, at pp. 13-14.)

The District's regulations do not comply with these requirements and thus appear to be impermissible. While the District's regulations apply a drainage-fixture approach for commercial uses, they treat all residential uses equally. (Compare, for instance, District Code of Regulations, Chapter 3, s. 301.12.1 with s. 301.12.2.) This is true for Treatment Plant Capacity Charges (s. 301.11.1), for Truck Sewer Capacity Charges (s. 301.12.1), and Local Sewer Capacity Charges (s. 301.13.1). There is no suggestion in the regulations that fees or charges are based on the proportionate burden based on either square feet or drainage feature units for

---

<sup>1</sup> HCD's ADU Handbook can be referenced here: <https://www.hcd.ca.gov/policy-research/docs/adu-ta-handbook-final.pdf>.

Jeff Palmer  
Page 3

ADUs. Rather, single family homes and ADUs are treated interchangeably. This appears to be borne out in the District's practices; as HCD understands it, the District charges a combined connection fee of roughly \$16,000 for all residential uses, including ADUs, regardless of their size or their proportionate burden on the district using the methodology prescribed by law. The District's regulations and current fee structure is not legally sound, subjects the District to significant legal risk, is serving as a significant impediment to housing in this current housing crisis, and must be modified to conform to statute.

We appreciate the District's efforts to comply with State ADU Law and welcome the opportunity to assist the District in fully and expeditiously complying with State ADU Law. Please feel free to contact Greg Nickless, of our staff, at (916) 274-6244 or [greg.nickless@hcd.ca.gov](mailto:greg.nickless@hcd.ca.gov).

Sincerely,



Shannan West  
Land Use & Planning Unit Chief

cc: Robert N. Kwong  
Arnold LaRochelle Mathews  
VanConas & Zirbell LLP

David Pai  
Department of Justice  
Office of the Attorney General

1

2

1

EXHIBIT K 201123 - Technical Assistance - When Capacity Fees Can be Charged

2

3

1

## Letter from HCD to OVSD

### **ADUs for which a “connection” or “capacity” fee may be charged**

ADUs that are not described in Government Code section 65852.2, subdivision (e), may be subject to **a new utility connection directly between the ADU and the utility. If such a connection is mandated, then a fee or charges may be imposed** but shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. (Gov. Code, § 65852.2, subd. (f)(5) and Gov. Code, § 66013.

2

3



EXHIBIT L 220328 General Manager admits to ignoring ADU Law

1

2

# Ojai Valley Sanitary District

March 28, 2022 Appeal Hearing

**Jeff Palmer 1:32:53**

*"And if it's exempt, it's free. If it's if it's not exempt, then we charge it proportionally. **So the appeal is based on our ruling. The appeal is not based on our interpretation of a state code. If the board wants to have a discussion, make some sort of ruling about whether or not our code complies with state law. That's different than the action that's before you tonight,** before you tonight is really an action based on our interpretation of our code as it relates to this specific property."*

1

2

1

2

ATTORNEY OR PARTY WITHOUT ATTORNEY: <b>NAME: Richard Vane</b> FIRM NAME: STREET ADDRESS: 30 La Cumbra Street CITY: Oak View STATE: CA ZIP CODE: 93022 TELEPHONE NO.: 805-300-3563 FAX NO.: E-MAIL ADDRESS: info@vane.us ATTORNEY FOR (Name): Trustee of the Vane Family Trust	STATE BAR NO.: <b>BE09231 LOS DISW22VT</b>	FOR COURT USE ONLY   VENTURA SUPERIOR COURT <b>FILED</b> <b>JUN 06 2023</b> BRENDA L. McCORMICK Executive Officer and Clerk By: _____ Deputy  <b>D. HERNANDEZ</b>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: 800 S. Victoria Avenue MAILING ADDRESS: 800 S. Victoria Avenue CITY AND ZIP CODE: Ventura, 93009 BRANCH NAME:		CASE NUMBER: 56-2022-000567385-CU-WM-VTA
Plaintiff/Petitioner: Vane Family Trust Defendant/Respondent: Ojai Valley Sanitary District		
<b>REQUEST FOR DISMISSAL</b>		

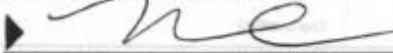
A conformed copy will not be returned by the clerk unless a method of return is provided with the document.

This form may not be used for dismissal of a derivative action or a class action or of any party or cause of action in a class action. (Cal. Rules of Court, rules 3.760 and 3.770.)


1. TO THE CLERK: Please dismiss this action as follows:
- a. (1)  With prejudice (2)  Without prejudice
  - b. (1)  Complaint (2)  Petition
  - (3)  Cross-complaint filed by (name): \_\_\_\_\_ on (date): \_\_\_\_\_
  - (4)  Cross-complaint filed by (name): \_\_\_\_\_ on (date): \_\_\_\_\_
  - (5)  Entire action of all parties and all causes of action
  - (6)  Other (specify):\*

2. (Complete in all cases except family law cases.)  
 The court  did  did not waive court fees and costs for a party in this case. (This information may be obtained from the clerk. If court fees and costs were waived, the declaration on the back of this form must be completed).

Date: June 6th, 2023  
 Richard H. Vane  
 (TYPE OR PRINT NAME OF  ATTORNEY  PARTY WITHOUT ATTORNEY)  
 \*If dismissal requested is of specified parties only of specified causes of action only, or of specified cross-complaints only, so state and identify the parties, causes of action, or cross-complaints to be dismissed.

  
 (SIGNATURE)  
 Attorney or party without attorney for:  
 Plaintiff/Petitioner  Defendant/Respondent  
 Cross Complainant

3. TO THE CLERK: Consent to the above dismissal is hereby given.\*\*  
 Date: \_\_\_\_\_  
 (TYPE OR PRINT NAME OF  ATTORNEY  PARTY WITHOUT ATTORNEY)  
 \*\* If a cross-complaint – or Response (Family Law) seeking affirmative relief – is on file, the attorney for cross-complainant (respondent) must sign this consent if required by Code of Civil Procedure section 581 (f) or (g).

  
 (SIGNATURE)  
 Attorney or party without attorney for:  
 Plaintiff/Petitioner  Defendant/Respondent  
 Cross Complainant

(To be completed by clerk)

4.  Dismissal entered as requested on (date): **JUN 06 2023**

5.  Dismissal entered on (date): \_\_\_\_\_ as to only (name): \_\_\_\_\_

6.  Dismissal not entered as requested for the following reasons (specify): \_\_\_\_\_

7. a.  Attorney or party without attorney notified on (date): \_\_\_\_\_  
 b.  Attorney or party without attorney not notified. Filing party failed to provide \_\_\_\_\_  
 a copy to be conformed  means to return conformed copy

Date: **JUN 06 2023** Clerk, by **BRENDA L. McCORMICK**, Deputy **D. HERNANDEZ**  
**REQUEST FOR DISMISSAL**  
 Form Adopted for Mandatory Judicial Council of California CIV-110 (Rev. Jan. 1, 2013)  
 Code of Civil Procedure, § 581 et seq.; Gov. Code, § 68637(c); Cal. Rules of Court, rule 3.1390 www.courts.ca.gov

1  
2

1

2

RECEIVED FOR SCANNING  
VENTURA SUPERIOR COURT

JUL 20 2023

1 JON E. DRUCKER, SBN 139389  
2 LAW OFFICES OF JON E. DRUCKER  
3 111 Topa Topa Street  
4 Ojai, CA 93023  
5 w323-977-0200 | f310-861-5480  
6 jdrucker@lawyers.com

VENTURA SUPERIOR COURT  
**FILED**  
07/20/2023  
Brenda L. McCormick  
Executive Officer and Clerk  
Dolores Hernandez

8  
9 VENTURA COUNTY SUPERIOR COURT  
10 STATE OF CALIFORNIA

11 RICHARD VANE, TRUSTEE OF THE  
12 VANE FAMILY TRUST, AND  
13 KIMBERLY McLIN, TRUSTEE OF  
14 THE KIMBERLY K. TRUST, ON  
15 BEHALF OF THEMSELVES AND ALL  
16 OTHERS SIMILARLY SITUATED,

17 Plaintiffs,  
18 v.

19 OJAI VALLEY SANITARY DISTRICT,  
20 Defendant.

Case No.:

**CLASS ACTION COMPLAINT FOR:**

- 1) DECLARATORY RELIEF
- 2) RESTITUTION
- 3) VIOLATION OF BUS. & PROF. CODE § 17200 ET SEQ.

21  
22 **SUMMARY OF ALLEGATIONS**

23 Plaintiffs Richard Vane, trustee of the Vane Family Trust (“Vane”), and  
24 Kimberly McLin, trustee of the Kimberly K. McLin Trust (“McLin”) (collectively, “Plaintiffs”), by and through counsel, bring this action individually and on behalf of all similarly situated customers—former, existing and future—of the Ojai Valley Sanitary District’s (“OVSD”) for compensatory damages along with equitable, injunction and declaratory relief, and hereby allege:

28  
CLASS ACTION COMPLAINT FOR: 1) DECLARATORY RELIEF 2) RESTITUTION 3) VIOLATION OF BUS. & PROF. CODE § 17200 ET SEQ. - 1

Handwritten initials: "FIS" and "B"

1

2

- 1            1.     Plaintiffs bring this class action on behalf of a class of OVSD
- 2 customers, all of whom OVSD wrongly levies charges for the accessory dwelling
- 3 units (“ADUs”) on their properties.
- 4            2.     California Government Code §§ 65852.150 and 65852.2(f)(5) govern
- 5 the OVSD and its treatment of ADUs – and override OVSD regulations.
- 6            3.     For years, Defendant OVSD, in violation of these statutes, has billed
- 7 such ADU owners with *lateral* connections as though they are making *new* and
- 8 separate connections to OVSD’s *main* sewer lines.
- 9            4.     OVSD unlawfully levies exorbitant “**capacity charges**”—regularly
- 10 amounting to approximately \$10,000, which are contrary to the State’s policy to
- 11 encourage the building of ADUs to alleviate the housing shortage crisis.
- 12            5.     Also in violation of California law, the OVSD has charged and
- 13 continues to charge such ADU owners undue “**service fees**” as though the ADUs
- 14 are new single family homes. These ADUs, however, are specifically exempted by
- 15 state law from being deemed “new” or “single family” dwellings. OVSD’s ADU
- 16 “sewer service” fees are also contrary to the public policy to encourage the
- 17 building of ADUs to ameliorate the state housing crisis.

**PARTIES**

- 18
- 19
- 20            6.     Plaintiff Richard Vane, trustee of the Vane Family Trust, is a
- 21 competent adult, owns an ADU in the Ojai Valley, and is an OVSD customer.
- 22            7.     Plaintiff Kimberly McLin, trustee of the Kimberly K. McLin Trust, is
- 23 a competent adult, a resident of the City of Ojai, the prospective owner of two
- 24 ADUs and customer of the OVSD.
- 25            8.     At all relevant times, the members of the putative class have been,
- 26 are, or will become customers of the OVSD in connection with their ADUs.
- 27            9.     Defendant OVSD is a public utility company organized as a
- 28 nonprofit corporation and deemed a “special district” under California law.

CLASS ACTION COMPLAINT FOR: 1) DECLARATORY RELIEF 2) RESTITUTION 3) VIOLATION OF BUS. &  
PROF. CODE § 17200 ET SEQ. - 2

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

**VENUE**

11  
12  
13  
14

10. Venue is proper in this judicial district pursuant to Code of Civil Procedure § 395 because Defendant OVSD does business in Ventura County; Defendant OVSD’s conduct occurred and continues to occur in Ventura County; the relevant properties are located in Ventura County; the damage Defendant OVSD causes occurs in Ventura County; and Defendant OVSD’s billing of charges to customers, which are the subject of this action, occurred and occurs within Ventura County – specifically, the Ojai Valley in Ventura County.

15

**JURISDICTION**

16  
17  
18  
19

11. This Court has personal jurisdiction over Defendant OVSD because the OVSD is a California corporation authorized to do business in California, is headquartered in Ventura County and does its business in Ventura County.

20

**FACTUAL ALLEGATIONS OF PLAINTIFF RICHARD VANE**

21  
22  
23  
24

12. At all relevant times Plaintiff Vane has been an OVSD customer with an address of 30 La Cumbra in Oak View, CA 93022, owns an ADU there, and has been and continues to be subject to OVSD’s capacity and sewer service charges and fees.

25  
26  
27  
28

13. In July of 2020, Plaintiff Vane applied for a permit to build an ADU on his property. As a prerequisite, Ventura County requires a “will-serve” letter from the OVSD. OVSD’s withholding of such letter caused substantial delays and higher costs to the project. Vane’s ADU’s sewer pipe connects to the sewer line coming from the primary dwelling unit (main house)—and *not* directly to Defendant OVSD’s main sewer line.

14. Defendant OVSD initially charged Plaintiff Vane over \$16,000 for its approval of Vane’s ADU; and Plaintiff Vane appealed that decision.



1           15. In November of 2020, The California Department of Housing and  
2 Community Development (“HCD”) sent a Letter of Technical Assistance to the  
3 OVSD informing it:

4           *“The District’s regulations and current fee structure is not legally*  
5 *sound, subjects the District to significant legal risk, is serving a*  
6 *significant impediment to housing in this current housing crisis, and*  
7 *must be modified to conform to statute.”*

8           16. The OVSD ignored and continues to ignore the HCD’s directive.<sup>1</sup>

9           17. In February of 2021, the OVSD requested that the Plaintiff Vane  
10 make another application for service. Plaintiff Vane complied and sent the exact  
11 same application that he had submitted earlier.

12           18. The OVSD promptly supplied Vane with a “will serve” letter –  
13 without any associated fee or obligation to pay. Vane then obtained a building  
14 permit for an ADU from Ventura County.

15           19. In April of 2021, the OVSD passed and adopted a new rule dealing  
16 with ADUs in which it granted to itself the (unlawful) authority to charge all  
17 detached ADUs capacity fees for indirect connections to the OVSD.

18           20. In May of 2021, the OVSD sent an agent to inspect Vane’s ADU and  
19 counted the number of Drainage Fixture Units (DFUs), and confirmed the  
20 structure was built exactly as planned and submitted in his original application.

21           21. In May of 2021, Vane sent a copy of the County-approved plans to  
22 the OVSD as required by the “will serve” letter dated February 1, 2021.

23           22. In June of 2021, Vane received a new invoice from the OVSD in the  
24 sum of \$12,653.08, and two months later received a Notice of Violation for  
25 unpermitted “connection” to the OVSD sewer system and non-payment of fees.

26  
27  
28           <sup>1</sup> OVSD did alter its policy from charging a flat capacity charge of approximately \$16,000 to charging  
based on the number of fixtures, yielding an average (still illegal) charge closer to \$10,000 per dwelling.

1           23. It was not until October of 2021, that Ventura County issued to Vane  
2 a Certificate of Occupancy (“COO”) for his ADU, after inspecting and approving  
3 his sewer lines.

4           24. On November 29, 2021, the General Manager of the OVSD ruled for  
5 itself that it was justified in charging Vane \$12,653.08 for the privilege of  
6 connecting a sewer line from his ADU to the primary dwelling unit’s sewer line;  
7 Vane appealed that decision as well.

8           25. On March 28, 2022, the OVSD Executive Board rejected the appeal,  
9 reconfirming its decision to charge \$12,653.08 for his indirect lateral connection.

10           26. Defendant OVSD also unlawfully assesses—via Vane’s Ventura  
11 County property tax bill – a full, additional, duplicative “service fee” for his ADU  
12 (above the regular annual service fee for the primary dwelling) of ~\$740 per year.  
13

14           **FACTUAL ALLEGATIONS OF PLAINTIFF KIMBERLY McLIN**

15           27. At all relevant times Plaintiff McLin has been an OVSD customer  
16 with an address of 307 E. Aliso St., Ojai 93023, and subject to OVSD’s capacity  
17 charges and sewer service fees.

18           28. On August 17, 2021, the City of Ojai issued a building permit to  
19 McLin to build two ADUs with no direct connection to the OVSD sewer line.

20           29. On August 30, 2021, although McLin had not even yet commenced  
21 construction, Defendant OVSD announced to McLin that she was in violation of  
22 its regulations for illegally connecting to the OVSD system.

23           30. Ultimately, McLin’s ADU’s sewer pipe will connect to the sewer line  
24 of the primary dwelling. As of today, the ADUs are not complete and there are  
25 still not even sewer connections for – or tenants in – the ADUs.

26           31. Nonetheless, the OVSD assessed McLin \$15,857.85 in capacity fees,  
27 to which McLin objected. In response, the OVSD threatened to cut-off McLin's  
28 sewer service altogether.

1           32. On March 5, 2022, to resolve the controversy, the OVSD arranged  
2 with McLin (under protest) to allow McLin to pay \$15,000 of the \$15,857.85 of  
3 capacity charges without interest over five years via her County tax bill. McLin  
4 wrote to the OVSD, stating: “I am not in agreement with your fee structure and  
5 the submittal of the application [for deferred loan payment] is completed under  
6 protest and is not an agreement to pay any fee you might levy.” Defendant OVSD  
7 acknowledged her disagreement.

8           33. Defendant OVSD also unlawfully assesses—via McLin’s County  
9 property tax bill – additional “service fees” of approximately \$740 per ADU per  
10 year. This translates for her two ADUs additional annual service fees of \$1,480.

11           34. On November 23, 2020, the California Department of Housing and  
12 Community Development (“HCD”) wrote an advisory letter to the OVSD, stating:

13           *State ADU Law places significant limits on two kinds of fees: (1)*  
14           *impact fees and (2) connection fees and capacity charges. OVSD’s*  
15           *regulations and practices appear to exceed the limitations on the*  
16           *latter. These fees are prohibited in some cases and limited in others.*

17   \* \* \*

18           *The District regulations do not comply with these requirements and*  
19           *thus appear to be impermissible.*

20  
21   **THE GOVERNING STATUTORY AUTHORITY**

22           35. Government Code § 65852.150 states the general intent of the State  
23 —to promote affordable housing in the face of a severe housing crisis:

24           (a) *The Legislature finds and declares all of the following:*

25                           (1) *Accessory dwelling units are a valuable form of housing in*  
26                           *California.*

27                           (2) *Accessory dwelling units provide housing for family members,*  
28                           *students, the elderly, in-home health care providers, the disabled, and*  
                               *others, at below market prices within existing neighborhoods.*

1 (3) Homeowners who create accessory dwelling units benefit  
2 from added income, and an increased sense of security.

3 (4) Allowing accessory dwelling units in single-family or  
4 multifamily residential zones provides additional rental housing stock  
5 in California.

6 (5) California faces a severe housing crisis.

7 (6) The state is falling far short of meeting current and future  
8 housing demand with serious consequences for the state's economy, our  
9 ability to build green infill consistent with state greenhouse gas  
10 reduction goals, and the well-being of our citizens, particularly lower  
11 and middle-income earners.

12 (7) Accessory dwelling units offer lower cost housing to meet the  
13 needs of existing and future residents within existing neighborhoods,  
14 while respecting architectural character.

15 (8) Accessory dwelling units are, therefore, an essential  
16 component of California's housing supply.

17 (b) It is the intent of the Legislature that an accessory dwelling unit  
18 ordinance adopted by a local agency... [is] not so arbitrary, excessive,  
19 or burdensome so as to unreasonably restrict the ability of homeowners  
20 to create accessory dwelling units....

21 36. Government Code § 65852.2(f) amplifies that intent by providing  
22 specific language governing ADUs and sewer fees and charges:

23 (f)(2) An accessory dwelling unit shall **not** be considered by a...special  
24 district... to be a **new residential use** for purposes of calculating  
25 **connection fees or capacity charges** for utilities, **including ... sewer**  
26 **service**, unless the accessory dwelling unit was constructed **with** a new  
27 single-family dwelling.

28 \* \* \*

(g) **This section shall supersede a conflicting local ordinance.**

37. Despite this clear statutory language prohibiting OVSD from levying  
ADU capacity charges and service fees (unless the ADU was constructed  
simultaneously with a new home), OVSD unfairly, deceptively, falsely and  
misleadingly states that such prohibitions apply only in narrower circumstances:

*An accessory dwelling unit, whether in the City of Ojai or the County  
of Ventura jurisdiction, must be permitted by The Ojai Valley Sanitary  
District to connect to the sewer system. **An Accessory Dwelling Unit is***

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

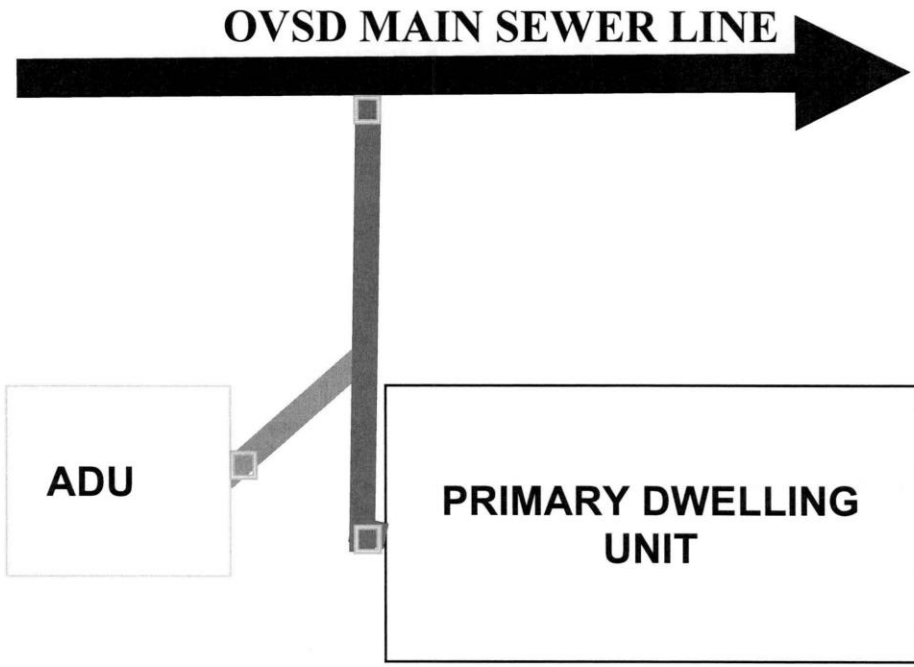
**also required to pay a separate sewer service fee, which is, generally, collected via the property taxes on the parcel.**

*An ADU is subject to the District's Capacity Charges if it does not meet the exempt conditions of 1. An **interior** ADU that is located within an existing residential dwelling or 2. An ADU created by converting an **existing** accessory structure located on the property where the conversion does not require an expansion of the existing accessory structure of more than 150 square feet [e.g., a garage conversion]. or 3. A **junior ADU**, [ $<500$  sq. ft.] as defined in Government Code § 65852.22(h)(1);*

[https://www.ojaisan.org/residential/accessory\\_dwelling\\_unit\\_\(adu\)/index.php](https://www.ojaisan.org/residential/accessory_dwelling_unit_(adu)/index.php)

**TYPICAL ADU SEWER CONNECTIONS**

38. The connections of the typical class member's sewer lines between the ADU/primary dwelling unit and the OVSD main line, are as shown below:



///

1  
2

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**CLASS ACTION ALLEGATIONS**

**The Proposed Class**

39. Pursuant to California Code of Civil Procedure § 382, Plaintiffs Vane and McLin bring this Class Action on behalf of themselves and all others similarly situated, defining the Class as follows: “Any ADU owner in the service area of the OVSD who has been subject—over the past three years, is now subject, or will become subject to OVSD’s unlawful sewer capacity charges and service fees.”

**The Class is Ascertainable**

40. Defendant OVSD possesses lists of its customers, whom it bills and can easily identify and contact through its records.

**There is a Well-Defined Community of Interest**

41. Defendant OVSD has charged all members of the putative class unlawful fees and charges relating to their ADUs.

**Common Questions of Law and Fact are Present.**

42. There are questions of law and fact common to every member of the class including: Are customers subject to OVSD capacity charges and sewer service fees attributed to their ADUs being charged illegally under California law? Are OVSD’s methods of billing permissible? Equitable?

**The Class Representatives’ Claims are Typical of the Class**

43. The class representative and all class members are customers of OVSD. Their common defining characteristic is that they all own ADUs governed by Government Code § 65852.2(f).

44. The class representative and all class members were, are, or will be assessed by Defendant OVSD for unlawful “capacity” charges, as well as “service” fees through their Ventura County property tax bills.

45. Although the class representatives’ claims may involve different degrees of inaccuracy, errors, or unfairness, the bills of all class members were all inaccurate, erroneous or unfair, and thus illegal in their entirety as a matter of law.

1           **The Class is so Numerous that the Individual Joinder of all Members is**  
2 **Impractical Under the Circumstances of this Case**

3           46. Although the number of members in the Class is unknown to  
4 Plaintiffs at this time, Plaintiffs are informed, believe, and thereon allege that  
5 Defendant has unlawfully charged, is charging, and will charge continue to charge  
6 unlawful “service fees” to hundreds of customers and unlawful “capacity charges”  
7 to scores of customers during the class period and into the future.

8           **The Class Representatives Will Adequately Represent the Class**

9           47. Plaintiffs will adequately represent the interests of the class, as all  
10 relevant questions of law and fact apply to both their and class members’ claims.

11           48. Plaintiffs have retained counsel who is experienced in class action  
12 litigation. Plaintiffs’ counsel has the resources to litigate the claims in question.

13           49. Although Defendant OVSD provides statements that likely include  
14 differing levels of error and unfairness, the alleged sewer costs and associated fees  
15 cited in their statements are illegal in their entirety regarding ADUs subject to  
16 Government Code § 65852.2(f).

17  
18                                   **FIRST CAUSE OF ACTION**

19                           **DECLARATORY RELIEF FOR VIOLATION OF § 65852.2(f)**  
20                           **AGAINST DEFENDANT OVSD**

21           50. The allegations above are realleged and incorporated by reference.

22           51. With one exception not applicable here (ADUs constructed with new  
23 homes), all detached ADUs are governed by Government Code § 65852.2(f).

24           52. Defendant OVSD violates Government Code § 65852.2(f) by  
25 charging Class Members “capacity” and “service” fees.

26           53. Defendant OVSD disputes that it violates state law.

27           54. Plaintiffs request a declaration from this Court that OVSD, by  
28 charging customers capacity and service fees, violates Govt. Code § 65852.2(f).

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**SECOND CAUSE OF ACTION  
FOR RESTITUTION AND DAMAGES  
AGAINST DEFENDANT OVSD**

55. The allegations above are realleged and incorporated by reference.

56. Plaintiffs and others similarly situated have paid to Defendant OVSD sums of money pursuant to a contract that was void for illegality.

57. Defendant OVSD took undue advantage of plaintiffs by exacting funds from them to which it had no legal right.

58. Defendant OVSD thus now owes a duty to make plaintiffs whole by repaying all funds it received from Plaintiffs, including interest and penalties on

a) All “service” fees

b) All “capacity” or “plant” charges

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**THIRD CAUSE OF ACTION  
FOR VIOLATION OF BUS. & PROF. CODE § 17200 et seq.  
AGAINST DEFENDANT OVSD**

59. The allegations above are realleged and incorporated by reference.

60. It is a violation of the California’s Unfair Competition law to engage in any “unlawful, unfair or fraudulent business act or practice and unfair, deceptive, untrue or misleading advertising” Cal. Bus. & Prof. Code § 17200.

61. “Any person who engages, has engaged, or proposes to engage in unfair competition may be enjoined in any court of competent jurisdiction.” Cal. Bus. & Prof. Code § 17203.

62. California’s Unfair Competition Law, Cal. Bus. & Prof. Code § 17203, explicitly allows representative claims.

63. Defendants engage in unlawful and unfair business practices by engaging in unfair, deceptive, untrue and misleading advertising (see [https://www.ojaisan.org/residential/accessory\\_dwelling\\_unit\\_\(adu\)/index.php](https://www.ojaisan.org/residential/accessory_dwelling_unit_(adu)/index.php); and



1 by charging, billing, and collecting for unlawful capacity charges and service fees  
2 – all in violation of California law.

3 64. Plaintiffs suffered and continue to suffer economic harm in the form  
4 of paying unlawful OVSD capacity charges and service fees.

5 65. Plaintiffs’ success in this action will enforce important rights in the  
6 public interest. Plaintiffs sue on behalf of the public as well as on behalf of  
7 themselves. Plaintiffs seek and are entitled to reimbursement of paid OVSD bills,  
8 declaratory relief, injunctive relief, and any other appropriate remedies.

9 66. California Code of Civil Procedure § 1021.5 provides that a court  
10 may award attorney’s fees to a successful party against one or more opposing  
11 parties in any action, resulting in the enforcement of an important right affecting  
12 the public interest. Plaintiffs’ lawsuit enforces important rights affecting the  
13 public interest. Plaintiff is therefore entitled to attorney’s fees under this section.

14  
15 **PRAYER FOR RELIEF**

16 WHEREFORE, Plaintiffs, on behalf of themselves and all others similarly  
17 situated, request the Court enter the following relief against Defendant OVSD:

- 18 1. Issue a declaratory judgment that Defendant OVSD violates  
19 Government Code § 65852.2(f) by billing for the following:
  - 20 a. “Capacity charges” or “plant fees” for ADUs, as alleged.
  - 21 b. Sewer “service fees” for ADUs, as alleged.
  - 22 c. Any interest or other charges related to relevant ADUs.
- 23 2. Issue an injunction prohibiting Defendant OVSD from preparing,  
24 sending, or collecting bills relating to any fee or charge relating to any relevant  
25 ADU, including but not limited to connection, capacity, plant, sewer service,  
26 impact, administrative, inspection, late payment, penalty and interest charges.
- 27 3. Award Plaintiffs:
  - 28 a. Restitution and compensation to each class member according to  
proof;

CLASS ACTION COMPLAINT FOR: 1) DECLARATORY RELIEF2) RESTITUTION3) VIOLATION OF BUS. &  
PROF. CODE § 17200 ET SEQ. - 12

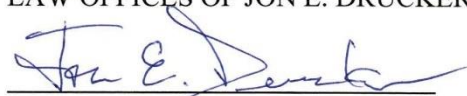
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- b. Interest at the 10% legal rate on any amounts owing;
- c. Penalties according to proof;
- d. Attorney's fees; and
- e. Costs of this suit including expert witness fees;
- f. Bonuses to Plaintiffs for leading the Class; and
- g. Any other relief that is just and proper.

Respectfully Submitted,

DATED: July 18, 2023

LAW OFFICES OF JON E. DRUCKER



Jon E. Drucker  
Attorney for Plaintiffs

1

2

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF VENTURA**  
Superior Court of California, County of Ventura, Hall of Justice, Department 40

**2023CUBT011481**  
**VANE, ET AL. vs OJAI VALLEY SANITARY DISTRICT**

November 1, 2023  
8:20 AM

Judge: Honorable Mark S. Borrell  
Judicial Assistant: Penny Wooff  
CSR: None

---

**APPEARANCES:**

Jon Evan Drucker, counsel, present for Plaintiff(s).

Robert N. Kwong, counsel, present for Defendant(s).

---

**NATURE OF PROCEEDINGS:** Demurrer to Plaintiffs' Class Action Complaint

**NATURE OF PROCEEDINGS:** Case Management Conference

**NATURE OF PROCEEDINGS:** Order to Show Cause re: Why Action Should Not Be Deemed Complex

9:16 a.m. Court convenes in this matter.

The Court's oral tentative ruling is to find that the action is in its nature one for validation and the action is commenced untimely.

The Court will sustain the demurrer without leave to amend.

Matter submitted to the Court with argument.

The Court finds/orders:

The Court's tentative is adopted as the Court's ruling as follows:

The demurrer is sustained without leave to amend.

Defendant shall submit the form of a judgment of dismissal.

1

2

**RECEIVED**

VENTURA SUPERIOR COURT

11/16/23

VENTURA SUPERIOR COURT

**FILED**

11/29/2023

Brenda L. McCormick  
Executive Officer and Clerk

Cristal Alvarez

Ventura Superior Court Accepted through eDelivery submitted 11-16-2023 at 10:47:00 AM

1 Robert N. Kwong, SBN 121839  
*rkwong@atozlaw.com*  
2 Susan L. McCarthy, SBN 274474  
*smccarthy@atozlaw.com*  
3 ARNOLD LAROCHELLE MATHEWS  
VANCONAS & ZIRBEL LLP  
4 300 Esplanade Drive, Suite 2100  
Oxnard, California 93036  
5 Telephone: (805) 988-9886  
Facsimile: (805) 988-1937

6 Attorneys for Defendant OJAI VALLEY SANITARY  
7 DISTRICT

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

9 **COUNTY OF VENTURA**

10 RICHARD VANE, TRUSTEE OF THE  
VANE FAMILY TRUST, AND  
11 KIMBERLY MCLIN, TRUSTEE OF THE  
KIMBERLY K. TRUST, ON BEHALF OF  
12 THEMSELVES AND ALL OTHERS  
SIMILARLY SITUATED,

13 Plaintiffs,

14 v.

15 OJAI VALLEY SANITARY DISTRICT,

16 Defendant.

Case No.: 2023CUBT011481  
[Assigned to the Hon. Mark S. Borrell, Dept. 40]

**[PROPOSED]**

**ORDER SUSTAINING DEMURRER TO  
PLAINTIFFS' CLASS ACTION  
COMPLAINT WITHOUT LEAVE TO  
AMEND AND JUDGMENT THEREON**

[Exempt from filing fees pursuant to  
Government Code § 6103.5]

Action Filed: July 20, 2023  
Trial Date: None Set

22 **ORDER SUSTAINING DEMURRER WITHOUT LEAVE TO AMEND**

23 The demurrer of defendant Ojai Valley Sanitary District to Plaintiffs' Class Action  
24 Complaint came on regularly for hearing on November 1, 2023, in Department 40, the Honorable  
25 Mark S. Borrell presiding. Plaintiffs appeared by their attorney, Jon E. Drucker of Law Offices of  
26 Jon E. Drucker. Defendant Ojai Valley Sanitary District appeared by its attorney, Robert N. Kwong  
27 of Arnold LaRochelle Mathews VanConas & Zirbel LLP.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

The Court, having considered the papers on file and arguments of counsel, found that this action is in its nature one for validation pursuant to Code of Civil Procedure section 860 *et seq.* and Government Code section 66022 and therefore, the action was commenced untimely.

IT IS THEREFORE ORDERED that the demurrer is sustained without leave to amend pursuant to Code of Civil Procedure section 430.10.

**JUDGMENT**

Based on the foregoing,

IT IS ORDERED, ADJUDGED, AND DECREED that Judgment is in favor of defendant Ojai Valley Sanitary District and against plaintiffs Richard Vane, Trustee of the Vane Family Trust and Kimberly McLin, Trustee of the Kimberly K. Trust on behalf of themselves and All Others Similarly Situated. This action is ordered dismissed.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that defendant Ojai Valley Sanitary District is the prevailing party in this action, entitled to its costs of suit.

Dated: 11/28/2023

  
\_\_\_\_\_  
HON. MARK S. BORRELL  
Judge of the Superior Court

1

2



**CONSENT ITEMS:** - All consent items are considered in a single motion and voted on without discussion. Any item removed from the consent list at the request of a Board member, or the public will be considered immediately following approval of the remaining consent items.

**ACTION**

Upon motion of Director Burg, seconded by Director Quilici and passed by a 6-director roll call vote, with Director Stone absent, items 6, 7 and 8 were approved as submitted.

6. [Approval of Minutes](#) –Special meeting April 11, 2024, Regular meeting April 22, 2024, Special meeting April 24, 2024 and Special meeting April 29, 2024 (a recording of each meeting is retained at the District Office for a minimum of 4 years)

7. [Deferred Payment of Capacity Charges Agreement](#)

- a. Approve the Agreement Affecting Real Properties as listed below:
  - 021-0-113-310 The Aubrey Balkind 2022 Trust
- b. Authorize the Chairman to sign the approved Agreement; and
- c. Direct staff to record the Agreement with the County of Ventura Recorder's office.

8. [Review of Disbursements/Checks For The Period of April 18, 2024 to May 20, 2024](#)

Review, receive and file the disbursements/checks as presented.

**ACTION ITEMS:**

9. [Sewer Service Charges For Collection On Tax Rolls For Fiscal Year 2024-2025 – Set Hearing](#)

**ACTION**

Upon motion of Director Quilici seconded by Director Kentosh and passed by a 6-director roll call vote, with Director Stone absent, the board accepted the reports listing parcel numbers and the amounts of proposed charges to be placed on the tax roll for collection FY 2024-2025 (Exhibits A & B); Set June 17, 2024 at 6:00 p.m. in the District boardroom as the time and place for a hearing to be held to review parcels to be reentered and added for the first time; Directed the Clerk of the Board to notify by mail each person to whom any parcel listed on Exhibit B is assessed of (1) the District's intent to have service charges for FY 2024-25 collected on the general tax rolls of Ventura County, and (2) the time and place of the hearing for the proposed assessment reports; and Directed the Clerk of the Board to publish a notice of the report filing and the time and place of the hear-

ing. Publication of the notice shall be once a week for two successive weeks with five intervening days.

10. [Sewer Capacity Charges Paid In Installments – Collected On The Tax Rolls For Fiscal Year 2024-2025 – Set Hearing](#)

**ACTION**

Upon motion of Director Quilici seconded by Director Curtis and passed by a 6-director roll call vote, with Director Stone absent, the board accepted the report listing parcel numbers and the amounts of proposed charges to be placed on the tax roll for collection FY 2024-2025 (Exhibits A & B); Set June 17, 2024 at 6:00 p.m. in the District boardroom as the time and place for a hearing to be held to review parcels for entry on the general tax roll for collection in FY 2024-2025; Directed the Clerk of the Board to notify by mail each property owner of any parcel listed on Exhibit B assessing them of (1) the District's intent to have installments on the Deferred Capacity Charge Agreements due for FY 2024-2025 collected on the general tax rolls of Ventura County, and (2) the time and place of the hearing for the proposed assessment reports; and Directed the Clerk of the Board to publish a notice of the report filing and the time and place of the hearing. Publication of the notice shall be once a week for three successive weeks with five intervening days between each publication.

11. [Proposed Ordinance No. OVSD-84 – Amending The District Code of Regulations to Establish Sewer Service Charges](#)

**ACTION**

Upon motion of Director Kentosh seconded by Director Quilici and passed by a 5 director roll call vote, with Director Martinson voting no and Director Stone absent, the board considered amending the District Sewer Service Charges to meet the revenue requirements included in the Final Budget For Fiscal Year 2024-25; found the proposed fee revisions are statutorily exempt pursuant to California Resources Code §21080(b)(8) and title 14, California Code of Regulations Section 15273(a) and CEQA review is therefore not required; conducted the first reading, by title only, of Ordinance No. OVSD-84; and directed staff to place Ordinance No. OVSD-84 on the June 17, 2024 agenda for the second reading, public hearing, and adoption.

12. [Audit Engagement Letter – Fechter & Company Certified Public Account](#)

**ACTION**

Upon motion of Director Curtis seconded by Director Burg and passed by a 6-director roll call vote, with Director Stone absent, the board authorized the Chairman and Acting General Managers to sign the audit engagement letter from Fechter & Company, Certified Public Accountant, dated April 24, 2024, which outlines the auditor services Fechter & Company will provide during the completion of the audit of the District's financial records for fiscal year ending June 30, 2024.

13. [Resolution 2024-06- Correcting Prior Salary Schedule Adoption Resolutions 2021-04, 2022-19, 2023-10 and 2024-04 to Reflect the General Manager's Salary as Required Per California Code of Regulations Section 570.5- Public Employee Retirement Law](#)

**ACTION**

Upon motion of Director Curtis seconded by Director Quilici and passed by a 6-director roll call vote, with Director Stone absent, the board adopted Resolution 2024-06, correcting previously adopted Resolutions 2021-04, 2022-19, 2023-10 and 2024-04 to properly reflect the salary of the General Manager as per the legal requirements of California Code of Regulations Section 570.5- Public Employees Retirement Law.

14. [Proposed Approval, and Authorization for Board Chair to sign, Engagement Letter/Agreement for Legal Services with NOSSAMAN LLP](#)

**ACTION**

Upon motion of Director Burg seconded by Director Quilici and passed by a 6-director roll call vote, with Director Stone absent, the board approved, and authorized Board Chair to sign, Engagement Letter / Letter Agreement for Legal Services with NOSSAMAN LLP

15. [Approve, and Authorize Board Chair to Sign the Restated Agreement for Legal Services with Arnold LaRochelle Mathews VanConas & Zirbel LLP \(A to Z Law\)](#)

**ACTION**

Upon motion of Director Quilici seconded by Director Curtis and passed by a 6-director roll call vote, with Director Stone absent, the board approved, and authorized Board Chair to sign, updated Contract Agreement for Legal Services with Arnold LaRochelle Mathews VanConas & Zirbel LLP

16. [Contract No. 2024-03 – Engineering Services for Fine Screen Replacement Design Project- Budget Adjustment 2024-20](#)

**ACTION**

Upon motion of Director Burg seconded by Director Curtis and passed by a 6-director roll call vote, with Director Stone absent, the board approved and authorized the Chairman to sign Contract No. 2024-03 for Engineering Services for the Fine Screen Replacement Design Project between the Ojai Valley Sanitary District and HDR Engineering, Inc. in an amount not to exceed \$206,680.00; and Adopted Budget Adjustment No. 2024-20 Transferring \$206,680 from the Treatment Plant Replacement Reserve Fund to the Major Expenditures-TP account to cover the cost of this project.

17. [Contracts No. 2024-18 and 2024-19 – Tico Road Shop Addition and Tico Road Interior Accessibility Improvements 2024 Review – Architectural Services- Budget Adjustment No. 2024-21](#)

**ACTION**

Upon motion of Director Kentosh seconded by Director Martinson and passed by a 6-director roll call vote, with Director Stone absent, the board approved and authorized the Chairman to sign Contract No. 2024-18 for Architectural Services for the Tico Road Shop Addition 2024 Review between the Ojai Valley Sanitary District and Rasmussen & Associates in an amount not to exceed \$47,080.00; and approved and authorized the Chairman to sign Contract No. 2024-19 for Architectural Services for the Tico Road Interior Accessibility Improvements 2024 Review between the Ojai Valley Sanitary District and Rasmussen & Associates in an amount not to exceed \$12,100.00; and adopted Budget Adjustment No. 2024-21 Transferring \$59,180 from the Building Reserve Fund to the Major Expenditures-Admin account to cover the cost of this project.

18. [Appointment of New Ad Hoc Committee – Employee Satisfaction Survey Results Review and Action Plan Development](#)

**ACTION**

The Board selected Directors Ulrich, Stone and Martinson to serve on the Ad Hoc Committee.

19. [General Manager and Interim General Manager Recruitment](#)

**ACTION**

Upon motion of Director Quilici seconded by Director Curtis and passed by a 6-director roll call vote, with Director Stone absent, the board accept the proposal from CPS HR Consulting, Inc. to conduct a recruitment to fill the District's General Manager position; accepted the proposal from CPS HR for the Interim General Manager Recruitment; Authorized the Chairman to sign the contracts; directed staff to issue a Notice to Proceed to the selected firm(s); and adopted Budget Adjustment No. 2024-19 transferring \$52,000 from the Contingency & Stabilization Reserve into account number 5660.03, Other Professional Services, to providing funds for this project.

**CLOSED SESSION ITEM NO. 20 WAS MOVED TO BE ADDRESSED AFTER ITEM 28**

**Closed Session Item**

20. [CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION \(Government Code Section 54956.9\(d\)\(2\). One Case](#)

**INFORMATION ITEMS – FOR RECEIPT & FILE**

21. [Monthly Financial Reports](#)

PFM will present to the Finance Committee, as requested in July, at which time the District's investment strategy can be discussed.

Interim G.M. Pruitt shared the following:

Status of camera inspection of Creek Rd per the prior request of Director Curtis, information on the fault alignment with Burnham Rd, per the request of Director Martinson

Flows are coming down from prior months.

**BACK TO CLOSED SESSION ITEM NO. 20-**

**Closed Session Item No. 20 was read into the record and the Board entered closed session at 8:14 p.m.**

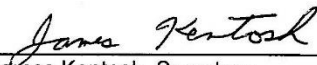
20. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(2). One Case**

**Closed session was adjourned and open session re-convened open session at 8:26 p.m.**

Vice Chairman Ulrich stated that there were no reportable actions from closed session item No. 20

28. **Adjournment**

Vice Chairman Ulrich adjourned the special meeting at 8:26 p.m.

  
\_\_\_\_\_  
James Kentosh, Secretary

**APPROVED:**

  
\_\_\_\_\_  
William M. Stone, Chairman

1

2

**Dear Alison Young,**

I am writing to address several concerns regarding the recent payment demand and lien threat from the Ojai Valley Sanitary District (OVSD) related to my Accessory Dwelling Unit (ADU). OVSD has imposed significant fees that were unexpected. I seek your clarification on these actions.

**Key Issues and Requested Clarifications**

**1. Non-Compliance with OVSD Ordinances:**

- **Issue:** OVSD ordinances (301.7 and 301.8) mandate that all applicable capacity charges must be paid before issuing a "will-serve letter." I received this letter without any fee request, built my ADU as approved, and later received an unexpected demand for \$12,653. It is important to note that my current issues with OVSD are not dependent on their interpretation of ADU law or whether their ordinances are legal or illegal. My concerns lie outside of that discussion and do not hinge on it.
- **Relevant Law:** California Government Code § 65852.2 states that no additional utility fees should be imposed on ADUs if no new connection to the main sewer line is required. During the March 28, 2022, appeal hearing, Jeff Palmer stated, "So the appeal is based on our ruling. The appeal is not based on our interpretation of a state code. If the board wants to have a discussion and make some sort of ruling about whether or not our code complies with state law, that's different than the action that is before you tonight." While the issue of whether OVSD's ADU ordinances conflict with state law remains unresolved due to procedural issues and lack of proper adjudication, the fact remains that OVSD did not comply with their own ordinances by issuing a will-serve letter without requesting the necessary fees upfront.
- **Case Law:** County of Los Angeles v. Superior Court (2012), Foothill Communities Coalition v. County of Orange (2014).
- **Analogy:** Suppose you hire a contractor to renovate your kitchen. The contractor initially tells you that his practice is to have certain specific fees paid before any process can proceed. You review these fees and inform the contractor that they are not correct. The contractor then provides the necessary contract without including those fees, leading you to believe that he agreed with your assessment and did not plan to charge you. You proceed with the renovation based on this agreement. After the work is completed, the contractor suddenly demands an additional payment for a "project initiation fee" that was never mentioned in the agreement you were given. This unexpected fee is unfair and goes against the initial agreement.

1

2

- **Request:** Please clarify the process and documentation that supports imposing these fees retroactively and the steps leading to a lien placement without a specific court judgment. Additionally, please explain how the levying of these fees, which has never been adjudicated in court, is relevant to my situation where I was notified retroactively without prior notification only after the project was completed.

## 2. Retroactive Fee Demands and Lien Threat:

- **Issue:** OVSD issued a bill for capacity fees only after the following events had taken place: an application was submitted showing a proposed ADU making an indirect connection to the existing lateral, a will-serve letter was received that did not indicate any fees would be charged unless the ADU did not match the application, the building department issued a building permit, a loan was obtained for the project, the lateral was inspected and replaced, the ADU was built, delivered, and assembled, county-approved plans were sent to the OVSD, the home was in the process of being inspected by the county inspector (which included an inspection of the ADU sewer connection to the lateral), and the ADU was only awaiting its certificate of occupancy. Throughout this process, nothing alerted me to the possibility that capacity fees would be due until May 24, 2021, when the ADU was visited by Travis. When I questioned why he was interested in seeing the home, he responded that he needed a DFU count to calculate capacity charges. As you can imagine, I was in shock, and he suggested that I reach out to the office for an explanation. One month later, I received my first notice from the OVSD that fees were due.
- **Relevant Law:** California Civil Code § 3527 disallows retroactive laws. Government Code § 66013 limits the imposition of certain fees and charges.
- **Reliance Principle:** The AVCO decision (*Avco Community Developers, Inc. v. South Coast Regional Comm'n*, 1976) underscores the principle of reliance in land use and development. I relied on the OVSD's will-serve letter and their ordinances, which dictate that any applicable fees must be paid before the issuance of a will-serve letter. The letter stated that fees would only be charged if the dwelling was not built exactly as stated in the application. I planned and built the ADU exactly as submitted, as evidenced by Travis' inspection on 5/25/21. This reliance was fundamental in my cost analysis and decision to proceed with the construction loan. Had I known about these additional charges, I might have reconsidered proceeding with the project or adjusted the loan amount requested.
- **Analogy:** Consider purchasing a car with a clear understanding of the total cost, including taxes and fees, as outlined in your purchase agreement, and the dealership advertises "The price you see is the price you pay." After driving the car for several months, the dealership sends you an invoice for an additional "service preparation fee" that was never disclosed upfront. This surprise fee is unfair and goes against the terms of your original agreement.

1

2



- **Request:** Please clarify the process and documentation that supports imposing these fees retroactively and the steps leading to a lien placement without a specific court judgment. Additionally, please explain how the levying of these fees, which has never been adjudicated in court, is relevant to my situation where I was notified retroactively without prior notification only after the project was completed.

### 3. Unnotified Additional Sewer Fees on Property Tax Bill:

- **Issue:** OVSD has been adding extra sewer fees to my property tax bill without my knowledge or authorization, effectively doubling my annual sewer fees.
- **Relevant Law:** California Government Code § 66016 requires notice and hearing before imposing fees. Revenue and Taxation Code § 480.3 governs the requirements for property tax notices and assessments.
- **Case Law:** Sinclair Paint Co. v. State Bd. of Equalization (1997), Horne v. Department of Agriculture (2015).
- **Analogy:** Suppose you rent an apartment and your lease agreement specifies the monthly rent. Without informing you, the landlord starts adding an extra charge for "amenity maintenance" to your rent each month. You only realize this additional charge when you notice the higher amount being debited from your bank account. This fee was added without your consent and proper notification, making it unfair.
- **Request:** Could you provide the process and documentation for adding these fees, including any notifications that were supposed to be provided?

### 4. Comparison with Other Property Owners:

- **Issue:** Other property owners received detailed fee breakdowns and upfront payment requests, whereas I did not. This suggests procedural inconsistencies. Other property owners had a chance to review and were compelled to agree to the fees they were to be charged by the OVSD. I understand most of them made initial payments and signed agreements prior to receiving their will-serve letter if it was necessary, which allowed them to get building permits and proceed with their ADU projects. I was not placed into any part of this process.
- **Relevant Law:** The Fourteenth Amendment guarantees equal protection under the law. California Government Code § 65008 prohibits discriminatory practices in the application of zoning laws and fees.
- **Case Law:** Village of Willowbrook v. Olech (2000), Allegheny Pittsburgh Coal Co. v. County Commission of Webster County (1989).

1

2

- **Analogy:** Imagine two patients visit the same doctor for a routine check-up. The first patient receives a detailed explanation of the costs and required tests upfront, agrees to the terms, and pays for the routine check-up before being led to the exam room. The second patient, however, is given an agreement that states no fees will be due for the exam because the nurse has verified that his insurance will pay for it, and the agreement is signed by the hospital medical director. After the check-up is complete, the second patient receives a bill weeks later with unexpected charges that were never discussed. This discrepancy in treatment is unfair and highlights procedural inconsistencies.
- **Request:** Please explain how OVSD ensures consistent treatment of all property owners and provide any documentation related to fee assessments and notifications in similar cases.

**Request for Detailed Explanations and Documentation**

I am particularly interested in understanding the detailed justifications for these actions and how they align with OVSD's ordinances and policies. Please provide comprehensive responses with relevant documentation and explanations.

**Conclusion**

These concerns have created significant confusion and stress. By addressing these issues comprehensively, we can work towards a clear and fair resolution. I look forward to your detailed response and am eager to resolve these issues amicably.

Thank you for your time and consideration.

Best regards,



Ric Vane

1

2

NOTICE OF PUBLIC HEARING

OJAI VALLEY SANITARY DISTRICT

**NOTICE OF HEARING ON SEWER CAPACITY CHARGES TO BE PAID IN INSTALLMENTS COLLECTED AS PART OF THE TAXES NEXT LEVIED ON THE PARCEL, WHICH CHARGES WHICH MAY CONSTITUTE A LIEN HEREON  
(Health and Safety Code §5474)**

In accordance with Health and Safety Code §5474, owners of the assessor parcel numbers (APN) listed in "Schedule A" are hereby notified of the total amount of unpaid capacity charges to be paid to the District in installments, the number of annual installments in which the unpaid charges shall be payable, the annual installment amounts, and the interest rate to be applied on the unpaid balance. **Each annual installment shall be collected as part of the taxes next levied on the parcel, which charges may constitute a lien thereon.**

**SCHEDULE A**

APN	Total Unpaid Deferred Capacity Charges	Number of Annual Installments	Annual Installment Amounts	Interest Rate
061-0-110-155	\$ 5,772.43	4	\$ 1,658.74	7.00%
032-0-010-030	\$11,445.65	6	\$ 2,401.24	7.00%
031-0-111-075	\$17,374.06	6	\$17,374.06	7.00%
017-0-153-470	\$ 1,727.00	3	\$ 621.12	5.00%
023-0-150-205	\$45,996.91	9	\$ 6,903.00	7.00%
031-0-210-125	\$ 3,200.00	1	\$ 3,200.00	0.00%
021-0-113-280	\$ 3,200.00	1	\$ 3,200.00	0.00%
017-0-380-135	\$32,000.00	1	\$32,000.00	0.00%
022-0-120-135	\$ 1,220.00	1	\$ 1,220.00	0.00%
034-0-050-145	\$ 3,200.00	1	\$ 3,200.00	0.00%
031-0-114-165	\$ 6,400.00	2	\$ 3,200.00	0.00%
022-0-012-480	\$ 6,400.00	2	\$ 3,200.00	0.00%
031-0-112-265	\$ 4,800.00	2	\$ 2,400.00	0.00%
017-0-090-280	\$11,989.80	7	\$ 2,072.07	0.00%
032-0-201-115	\$19,200.00	2	\$ 9,600.00	0.00%
033-0-030-165	\$ 2,554.28	2	\$ 1,277.14	0.00%
017-0-040-160	\$ 6,400.00	2	\$ 3,200.00	0.00%
023-0-141-120	\$ 951.87	2	\$ 475.96	0.00%
033-0-050-625	\$ 5,148.00	3	\$ 1,716.00	0.00%
024-0-132-075	\$ 4,985.12	3	\$ 1,661.72	0.00%
024-0-101-020	\$ 9,600.00	3	\$ 3,200.00	0.00%
028-0-181-135	\$13,431.86	3	\$ 4,477.30	0.00%
061-0-090-295	\$ 9,600.00	3	\$ 3,200.00	0.00%
019-0-010-415	\$ 9,600.00	3	\$ 3,200.00	0.00%
022-0-152-160	\$ 4,683.34	13	\$ 560.38	7.00%
020-0-021-130	\$ 9,600.00	3	\$ 3,200.00	0.00%

1

2

031-0-111-145	\$ 6,908.00	3	\$ 2,302.66	0.00%
063-0-153-205	\$ 5,600.00	4	\$ 1,400.00	0.00%
022-0-100-130	\$ 6,400.00	4	\$ 1,600.00	0.00%
018-0-061-335	\$ 6,400.00	4	\$ 1,600.00	0.00%
022-0-040-080	\$12,800.00	4	\$ 3,200.00	0.00%
021-0-113-110	\$12,000.00	4	\$ 3,000.00	0.00%
019-0-092-080	\$19,200.00	4	\$ 4,800.00	0.00%
023-0-090-310	\$12,000.00	4	\$ 3,000.00	0.00%
017-0-121-400	\$ 9,600.00	3	\$ 3,200.00	0.00%
022-0-140-300	\$ 6,400.00	4	\$ 1,600.00	0.00%
017-0-122-150	\$ 4,793.85	3	\$ 1,597.95	0.00%
028-0-100-110	\$10,202.92	4	\$ 2,551.00	0.00%
017-0-250-200	\$ 8,330.00	5	\$ 1,666.00	0.00%
022-0-100-080	\$ 7,050.00	5	\$ 1,410.00	0.00%
019-0-094-100	\$ 5,120.00	5	\$ 1,024.00	0.00%
022-0-100-080	\$ 8,100.00	5	\$ 1,620.00	0.00%
061-0-276-055	\$ 7,000.00	5	\$ 1,400.00	0.00%
022-0-162-015	\$ 6,665.60	5	\$ 1,666.40	0.00%
021-0-042-060	\$12,178.08	5	\$ 2,435.60	0.00%
020-0-130-080	\$15,581.97	4	\$ 3,896.00	0.00%
022-0-162-075	\$ 6,665.40	5	\$ 1,666.40	0.00%
031-0-094-585	\$ 7,046.38	4	\$ 1,761.00	0.00%
022-0-140-630	\$16,660.00	5	\$ 3,332.00	0.00%
061-0-171-120	\$14,000.00	4	\$ 3,500.00	0.00%
061-0-061-235	\$15,801.00	5	\$ 3,160.20	0.00%
022-0-140-340	\$ 6,020.46	4	\$ 1,505.00	0.00%
019-0-094-120	\$ 8,737.32	4	\$ 2,185.00	0.00%
033-0-110-315	\$ 6,042.87	4	\$ 1,510.72	0.00%
022-0-012-515	\$24,356.20	5	\$ 4,871.24	0.00%
017-0-040-150	\$16,000.00	5	\$ 3,200.00	0.00%

On **June 19, 2023 at 6:00 p.m.**, at District office located at **1072 Tico Road Ojai, California**, the District will hold a hearing at which owners subject to the charges described in "Schedule A" may appear and present any and all objections they may have to the imposition of the charges as a lien against the land.



Alison Young, Clerk of the Board

Publish: May 26, 2023, June 2, 2023 & June 9, 2023

**OJAI VALLEY SANITARY DISTRICT**

**NOTICE OF HEARING ON SEWER CAPACITY CHARGES TO BE PAID IN INSTALLMENTS COLLECTED AS PART OF THE TAXES NEXT LEVIED ON THE PARCEL, WHICH CHARGES WHICH MAY CONSTITUTE A LIEN HEREON (Health and Safety Code §5474)**

In accordance with Health and Safety Code §5474, owners of the assessor parcel numbers (APN) listed in "Schedule A" are hereby notified of the total amount of unpaid capacity charges to be paid to the District in installments, the number of annual installments in which the unpaid charges shall be payable, the annual installment amounts, and the interest rate to be applied on the unpaid balance. Each annual installment shall be collected as part of the taxes next levied on the parcel, which charges may constitute a lien thereon.

**SCHEDULE A**

APN	Total Unpaid Deferred Capacity Charges	Number of Annual Installments	Annual Installment Amounts	Interest Rate
061-0-110-155	\$ 4,476.72	3	\$ 1,658.74	7.00%
032-0-010-030	\$ 9,845.61	5	\$ 2,401.24	7.00%
031-0-111-075	\$ 14,959.34	5	\$ 3,554.40	7.00%
017-0-153-470	\$ 1,179.81	2	\$ 621.12	5.00%
023-0-150-205	\$ 42,193.19	8	\$ 6,903.00	7.00%
031-0-114-165	\$ 3,200.00	1	\$ 3,200.00	0.00%
022-0-012-480	\$ 3,200.00	1	\$ 3,200.00	0.00%
031-0-112-265	\$ 2,400.00	1	\$ 2,400.00	0.00%
017-0-090-280	\$ 10,517.18	6	\$ 2,072.08	0.00%
033-0-030-165	\$ 1,277.14	1	\$ 1,277.14	0.00%
017-0-040-160	\$ 3,200.00	1	\$ 3,200.00	0.00%
033-0-050-625	\$ 3,432.00	2	\$ 1,716.00	0.00%
024-0-101-020	\$ 6,400.00	2	\$ 3,200.00	0.00%
061-0-090-295	\$ 6,400.00	2	\$ 3,200.00	0.00%
019-0-010-415	\$ 6,400.00	2	\$ 3,200.00	0.00%
022-0-152-160	\$ 4,450.80	12	\$ 560.38	7.00%
020-0-021-130	\$ 6,400.00	2	\$ 3,200.00	0.00%
031-0-111-145	\$ 4,605.34	2	\$ 2,302.66	0.00%
063-0-153-205	\$ 4,200.00	3	\$ 1,400.00	0.00%
022-0-100-130	\$ 4,800.00	3	\$ 1,600.00	0.00%
018-0-061-335	\$ 4,800.00	3	\$ 1,600.00	0.00%
022-0-040-080	\$ 9,600.00	3	\$ 3,200.00	0.00%
021-0-113-110	\$ 9,000.00	3	\$ 3,000.00	0.00%
019-0-092-080	\$ 14,400.00	3	\$ 4,800.00	0.00%
023-0-090-310	\$ 9,000.00	3	\$ 3,000.00	0.00%
017-0-121-400	\$ 6,400.00	2	\$ 3,200.00	0.00%
022-0-140-300	\$ 4,800.00	3	\$ 1,600.00	0.00%
017-0-122-150	\$ 3,195.88	2	\$ 1,597.95	0.00%
028-0-100-110	\$ 7,651.92	3	\$ 2,551.00	0.00%
017-0-250-200	\$ 6,664.00	4	\$ 1,666.00	0.00%
022-0-100-080	\$ 5,640.00	4	\$ 1,410.00	0.00%
019-0-094-100	\$ 4,096.00	4	\$ 1,024.00	0.00%
061-0-276-055	\$ 5,600.00	4	\$ 1,400.00	0.00%
022-0-162-015	\$ 4,999.20	3	\$ 1,666.40	0.00%
021-0-042-060	\$ 9,742.40	4	\$ 2,435.60	0.00%
020-0-130-080	\$ 7,789.97	3	\$ 3,896.00	0.00%
022-0-162-075	\$ 4,999.20	3	\$ 1,666.40	0.00%
031-0-094-585	\$ 5,285.38	3	\$ 1,761.00	0.00%
022-0-140-630	\$ 13,328.00	4	\$ 3,332.00	0.00%
061-0-171-120	\$ 10,500.00	4	\$ 3,500.00	0.00%
061-0-031-235	\$ 15,801.00	4	\$ 3,160.20	0.00%
022-0-140-340	\$ 3,010.46	3	\$ 1,505.00	0.00%
019-0-094-120	\$ 2,182.82	3	\$ 2,185.00	0.00%
022-0-012-515	\$ 19,484.96	4	\$ 4,871.24	0.00%
017-0-040-150	\$ 12,800.00	4	\$ 3,200.00	0.00%
063-0-153-195	\$ 9,742.48	4	\$ 2,435.62	0.00%
022-0-040-250	\$ 7,050.48	4	\$ 1,410.10	0.00%
021-0-113-310	\$ 16,023.82	5	\$ 3,204.76	0.00%
018-0-101-115	\$ 5,640.00	4	\$ 1,410.00	0.00%
022-0-030-520	\$ 4,037.22	4	\$ 1,009.30	0.00%
031-0-065-045	\$ 8,332.39	5	\$ 1,666.48	0.00%
031-0-171-370	\$ 4,102.08	4	\$ 1,025.52	0.00%
018-0-072-020	\$ 16,023.82	5	\$ 3,204.76	0.00%
017-0-122-130	\$ 6,665.91	4	\$ 1,666.48	0.00%
017-0-132-140	\$ 8,332.39	5	\$ 1,666.48	0.00%
061-0-063-165	\$ 12,819.06	4	\$ 3,204.76	0.00%
033-0-240-295	\$ 10,255.36	4	\$ 2,563.84	0.00%
020-0-192-160	\$ 6,665.91	4	\$ 1,666.46	0.00%
024-0-103-160	\$ 12,819.06	4	\$ 3,204.76	0.00%
061-0-126-105	\$ 6,665.91	4	\$ 1,666.48	0.00%
019-0-081-030	\$ 9,742.48	4	\$ 2,435.62	0.00%
017-0-072-100	\$ 6,409.53	5	\$ 1,281.90	0.00%
024-0-132-075	\$ 6,400.00	2	\$ 3,200.00	0.00%
032-0-201-115	\$ 9,600.00	1	\$ 9,600.00	0.00%
061-0-061-025	\$ 5,600.00	4	\$ 1,400.00	0.00%
020-0-090-070	\$ 6,480.00	4	\$ 1,620.00	0.00%

On June 17, 2024 at 6:00 p.m., at District office located at 1072 Tico Road Ojai, California, the District will hold a hearing at which owners subject to the charges described in "Schedule A" may appear and present any and all objections they may have to the imposition of the charges as a lien against the land.

Alison Young, Clerk of the Board  
 May 31, 2024, June 7, 2024 & June 14, 2024

VC-08122024

**Alison M. Young**

---

**From:** Alison M. Young  
**Sent:** Thursday, May 23, 2024 11:13 AM  
**To:** legals@vcstar.com  
**Subject:** Notice Request-Deferred Tax Roll  
**Attachments:** Public Ntc DefAgrm-TaxRoll 2024-25 5.21.24.docx

Please schedule the attached to run 5/31, 6/7 and 6/14/2024

Alison Young  
Assistant General Manager of Administration  
Ojai Valley Sanitary District  
1072 Tico Road  
Ojai, CA 93023  
805-646-5548



**NOTICE OF PUBLIC HEARING**

**OJAI VALLEY SANITARY DISTRICT**

**NOTICE OF HEARING ON SEWER CAPACITY CHARGES TO BE PAID IN INSTALLMENTS COLLECTED AS PART OF THE TAXES NEXT LEVIED ON THE PARCEL, WHICH CHARGES WHICH MAY CONSTITUTE A LIEN HEREON  
(Health and Safety Code §5474)**

In accordance with Health and Safety Code §5474, owners of the assessor parcel numbers (APN) listed in "Schedule A" are hereby notified of the total amount of unpaid capacity charges to be paid to the District in installments, the number of annual installments in which the unpaid charges shall be payable, the annual installment amounts, and the interest rate to be applied on the unpaid balance. **Each annual installment shall be collected as part of the taxes next levied on the parcel, which charges may constitute a lien thereon.**

**SCHEDULE A**

<b>APN</b>	<b>Total Unpaid Deferred Capacity Charges</b>	<b>Number of Annual Installments</b>	<b>Annual Installment Amounts</b>	<b>Interest Rate</b>
061-0-110-155	\$ 4,476.72	3	\$ 1,658.74	7.00%
032-0-010-030	\$ 9,845.61	5	\$ 2,401.24	7.00%
031-0-111-075	\$14,959.34	5	\$3,554.40	7.00%
017-0-153-470	\$ 1,179.81	2	\$ 621.12	5.00%
023-0-150-205	\$42,193.19	8	\$ 6,903.00	7.00%
031-0-114-165	\$ 3,200.00	1	\$ 3,200.00	0.00%
022-0-012-480	\$ 3,200.00	1	\$ 3,200.00	0.00%
031-0-112-265	\$ 2,400.00	1	\$ 2,400.00	0.00%
017-0-090-280	\$10,517.18	6	\$ 2,072.08	0.00%
033-0-030-165	\$ 1,277.14	1	\$ 1,277.14	0.00%
017-0-040-160	\$ 3,200.00	1	\$ 3,200.00	0.00%
033-0-050-625	\$ 3,432.00	2	\$ 1,716.00	0.00%
024-0-101-020	\$ 6,400.00	2	\$ 3,200.00	0.00%
061-0-090-295	\$ 6,400.00	2	\$ 3,200.00	0.00%
019-0-010-415	\$ 6,400.00	2	\$ 3,200.00	0.00%
022-0-152-160	\$ 4,450.80	12	\$ 560.38	7.00%
020-0-021-130	\$ 6,400.00	2	\$ 3,200.00	0.00%
031-0-111-145	\$ 4,605.34	2	\$ 2,302.66	0.00%
063-0-153-205	\$ 4,200.00	3	\$ 1,400.00	0.00%
022-0-100-130	\$ 4,800.00	3	\$ 1,600.00	0.00%
018-0-061-335	\$ 4,800.00	3	\$ 1,600.00	0.00%
022-0-040-080	\$9,600.00	3	\$ 3,200.00	0.00%
021-0-113-110	\$9,000.00	3	\$ 3,000.00	0.00%
019-0-092-080	\$14,400.00	3	\$ 4,800.00	0.00%
023-0-090-310	\$9,000.00	3	\$ 3,000.00	0.00%
017-0-121-400	\$ 6,400.00	2	\$ 3,200.00	0.00%
022-0-140-300	\$ 4,800.00	3	\$ 1,600.00	0.00%
017-0-122-150	\$ 3,195.88	2	\$ 1,597.95	0.00%
028-0-100-110	\$ 7,651.92	3	\$ 2,551.00	0.00%

1

2



017-0-250-200	\$ 6,664.00	4	\$ 1,666.00	0.00%
022-0-100-080	\$ 5,640.00	4	\$ 1,410.00	0.00%
019-0-094-100	\$ 4,096.00	4	\$ 1,024.00	0.00%
061-0-276-055	\$ 5,600.00	4	\$ 1,400.00	0.00%
022-0-162-015	\$ 4,999.20	3	\$ 1,666.40	0.00%
021-0-042-060	\$ 9,742.40	4	\$ 2,435.60	0.00%
020-0-130-080	\$ 7,789.97	3	\$ 3,896.00	0.00%
022-0-162-075	\$ 4,999.20	3	\$ 1,666.40	0.00%
031-0-094-585	\$ 5,285.38	3	\$ 1,761.00	0.00%
022-0-140-630	\$13,328.00	4	\$ 3,332.00	0.00%
061-0-171-120	\$10,500.00	4	\$ 3,500.00	0.00%
061-0-031-235	\$15,801.00	4	\$ 3,160.20	0.00%
022-0-140-340	\$ 3,010.46	3	\$ 1,505.00	0.00%
019-0-094-120	\$ 2,182.82	3	\$ 2,185.00	0.00%
022-0-012-515	\$19,484.96	4	\$ 4,871.24	0.00%
017-0-040-150	\$12,800.00	4	\$ 3,200.00	0.00%
063-0-153-195	\$ 9,742.48	4	\$ 2,435.62	0.00%
022-0-040-250	\$ 7,050.48	4	\$ 1,410.10	0.00%
021-0-113-310	\$16,023.82	5	\$ 3,204.76	0.00%
018-0-101-115	\$ 5,640.00	4	\$ 1,410.00	0.00%
022-0-030-520	\$ 4,037.22	4	\$ 1,009.30	0.00%
031-0-065-045	\$ 8,332.39	5	\$ 1,666.48	0.00%
031-0-171-370	\$ 4,102.08	4	\$ 1,025.52	0.00%
018-0-072-020	\$16,023.82	5	\$ 3,204.76	0.00%
017-0-122-130	\$ 6,665.91	4	\$ 1,666.48	0.00%
017-0-132-140	\$ 8,332.39	5	\$ 1,666.48	0.00%
061-0-063-165	\$12,819.06	4	\$ 3,204.76	0.00%
033-0-240-295	\$10,255.36	4	\$ 2,563.84	0.00%
020-0-192-160	\$ 6,665.91	4	\$ 1,666.46	0.00%
024-0-103-160	\$12,819.06	4	\$ 3,204.76	0.00%
061-0-126-105	\$ 6,665.91	4	\$ 1,666.48	0.00%
019-0-081-030	\$ 9,742.48	4	\$ 2,435.62	0.00%
017-0-072-100	\$ 6,409.53	5	\$ 1,281.90	0.00%
024-0-132-075	\$ 6,400.00	2	\$ 3,200.00	0.00%
032-0-201-115	\$ 9,600.00	1	\$ 9,600.00	0.00%
061-0-061-025	\$5,600.00	4	\$1,400.00	0.00%
020-0-090-070	\$6,480.00	4	\$1,620.00	0.00%

On **June 19, 2023 at 6:00 p.m.**, at District office located at **1072 Tico Road Ojai, California**, the District will hold a hearing at which owners subject to the charges described in "Schedule A" may appear and present any and all objections they may have to the imposition of the charges as a lien against the land.

Alison Young, Clerk of the Board

May 31, 2024, June 7, 2024 & June 14, 2024

\\OVSD-ARCHIVE\My Documents\Public Hearing - Legal Ntcs\Public Ntc DefAgrm-TaxRoll 2024-25 5.21.24.docx

**AFFIDAVIT OF PUBLICATION**

Alison Young  
Ojai Valley Sanitary Dist Wc  
1072 Tico Road  
Ojai CA 93023

STATE OF WISCONSIN, COUNTY OF BROWN

The Ventura County Star, a newspaper published in the city of Camarillo, Ventura County, State of California, with circulation in the County of Ventura, State of California; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

05/31/2024, 06/07/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 06/07/2024

**NOTICE OF PUBLIC HEARING**  
**OJAI VALLEY SANITARY DISTRICT**  
The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:  
ON: June 17, 2024  
TIME: 6:00 p.m.  
PLACE: District Office, 1072 Tico Road Ojai, CA 93023  
PURPOSE: To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.  
A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Alison Young, Clerk of the Board  
Publish: May 31, 2024 & June 7, 2024  
Ad#10214097

  
\_\_\_\_\_  
Legal Clerk  
  
\_\_\_\_\_  
Notary, State of WI/County of Brown

My commission expires 1-7-25

Publication Cost: \$273.28  
Tax Amount: \$0.00  
Payment Cost: \$273.28  
Order No: 10214097 # of Copies:  
Customer No: 1251888 1  
PO #:

**THIS IS NOT AN INVOICE!**  
*Please do not use this form for payment remittance.*

**KATHLEEN ALLEN**  
Notary Public  
State of Wisconsin





**Order Confirmation**  
Not an Invoice

<b>Account Number:</b>	1251888
<b>Customer Name:</b>	Ojai Valley Sanitary Dist Wc
<b>Customer Address:</b>	Ojai Valley Sanitary Dist Wc 1072 Tico Road Ojai CA 93023
<b>Contact Name:</b>	Alison Young
<b>Contact Phone:</b>	
<b>Contact Email:</b>	Alison.Young@ojaisan.org
<b>PO Number:</b>	

<b>Date:</b>	05/23/2024
<b>Order Number:</b>	10214097
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	2.0000
<b>Line Count:</b>	19.0000
<b>Height in Inches:</b>	0.0000

**Print**

Product	#Insertions	Start - End	Category
VCS Ventura County Star	2	05/31/2024 - 06/07/2024	Public Notices
VCS vcstar.com	2	05/31/2024 - 06/07/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$273.28
Tax Amount	\$0.00
Service Fee 3.99%	\$10.90
Cash/Check/ACH Discount	-\$10.90
Payment Amount by Cash/Check/ACH	\$273.28
Payment Amount by Credit Card	\$284.18

<b>Order Confirmation Amount</b>	<b>\$273.28</b>
----------------------------------	-----------------

Ad Preview

**NOTICE OF PUBLIC HEARING  
OJAI VALLEY SANITARY DISTRICT**

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

**ON: June 17, 2024**

**TIME: 6:00 p.m.**

**PLACE: District Office, 1072 Tico Road Ojai, CA 93023**

**PURPOSE: To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.**

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

**Alison Young, Clerk of the Board**

**Publish: May 31, 2024 & June 7, 2024**

**Ad#10214097**

2/2

1

2

**Alison M. Young**

---

**From:** Alison M. Young  
**Sent:** Thursday, May 23, 2024 11:11 AM  
**To:** legals@vcstar.com  
**Subject:** Public Notice- SS Tax Roll Hearing  
**Attachments:** LgINtc Public Hearing-TaxRoll.docx

Please schedule the attached to run 5/31 and 6/7/2024

Alison Young  
Assistant General Manager of Administration  
Ojai Valley Sanitary District  
1072 Tico Road  
Ojai, CA 93023  
805-646-5548



**NOTICE OF PUBLIC HEARING**  
**OJAI VALLEY SANITARY DISTRICT**

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

ON: June 17, 2024  
TIME: 6:00 p.m.  
PLACE: District Office, 1072 Tico Road Ojai, CA 93023

**PURPOSE:** To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

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

Publish: May 31, 2024 & June 7, 2023

# VENTURA COUNTY STAR

PART OF THE USA TODAY NETWORK

OJAI VALLEY SANITARY DIST WC  
1072 TICO ROAD

OJAI, CA 93023


State of California)  
))  
County of Ventura)

I hereby certify that the Ventura County Star Newspaper has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed in the City of Camarillo, for circulation in the County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following editions dates to wit:

05/26/2023, 06/01/2023

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Dated this June 8, 2023, in Green Bay, Wisconsin, County of Brown



Legal Clerk

#### NOTICE OF PUBLIC HEARING OJAI VALLEY SANITARY DISTRICT

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

ON: June 19, 2023  
TIME: 6:00 p.m.  
PLACE: District Office, 1072 Tico Road Ojai, CA 93023

PURPOSE: To receive public comments Re: The adding parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Alison Young, Clerk of the Board  
Pub: May 26, June 2, 2023 Ad#5711525

Publication Cost: \$303.32  
Ad No: 0005711525  
Customer No: 304765  
PO #: Public Hearing

# of Affidavits: 1

1

2



**NOTICE OF PUBLIC HEARING  
OJAI VALLEY SANITARY DISTRICT**

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

ON: June 19, 2023  
TIME: 6:00 p.m.  
PLACE: District Office, 1072 Tico Road Ojai, CA 93023

**PURPOSE:** To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Alison Young, Clerk of the Board  
Pub: May 26, June 2, 2023 Ad#5711525

**VENTURA COUNTY**  
**STAR**  
 PART OF THE USA TODAY NETWORK

OJAI VALLEY SANITARY  
 1072 TICO ROAD  
 OJAI CA 93023-

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
304765	0005711525	\$303.32	\$0.00	\$303.32	Invoice	\$0.00	\$303.32

Sales Rep: jrohde                                      Order Taker: jrohde                                      Order Created      05/19/2023

Product	# Ins	Start Date	End Date
VCS-vcstar.com	2	05/26/2023	06/01/2023
VCS-Ventura County Star	2	05/26/2023	06/01/2023

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 05/19/2023

**NOTICE OF PUBLIC HEARING  
OJAI VALLEY SANITARY DISTRICT**

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

ON: June 19, 2023  
TIME: 6:00 p.m.  
PLACE: District Office, 1072 Tico Road Ojai, CA 93023

PURPOSE: To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Allison Young, Clerk of the Board  
Pub: May 26, June 2, 2023 Ad#5711525

**Alison M. Young**

---

**From:** Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>  
**Sent:** Friday, May 19, 2023 10:42 AM  
**To:** Alison M. Young  
**Subject:** RE: 5711525 Legal Ad Request- OVSD SS fees  
**Attachments:** OrderConf.pdf

Good afternoon!

Attached is your ad proof and order confirmation for Ventura County Star to run on May 26 and June 1 for \$303.32. Please let me know by 5pm May 22 if you need any changes made.

**\*\*Please check the proof against the application you supplied, this is your opportunity to ensure there are no errors that will require you to re-file/republish your notice and incur additional costs.**

Your notice is scheduled to run per your request and will publish unless you advise otherwise.  
Office hours are 8:00 am EST to 5:00 pm EST, Monday-Friday, with the exception of observance holidays.

Thanks!

**Jeannie Rohde**  
Public Notice Representative



Office: 866-301-5578

**\*NOTE: We are not legally trained and it is your responsibility to make sure your Ad meets the requirements of your State/Court, this includes wording and publication times. Please verify all information is there and correct. Anything missing and/or incorrect can cause your publication to be rejected in which you will be responsible for all fees to republish. If any changes or revisions are needed please specify these changes and send an updated document.**

**From:** Alison M. Young <Alison.Young@ojaisan.org>  
**Sent:** Friday, May 19, 2023 9:31 AM  
**To:** VCS-Legals <legals@vcstar.com>  
**Subject:** 5711525 Legal Ad Request- OVSD SS fees

Please fine the attached legal as we are requesting run May 26<sup>th</sup> and June 2<sup>nd</sup> 2023

Alison Young  
Administrative Officer

**Public Notices**

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000783  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
SULA LAY ESCOBAR  
144 E. LOS ANGELES AVE. SUITE 208 STANFORD CA 94304  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: SULA LAY ESCOBAR  
274 E. LOS ANGELES AVE. SUITE 208 STANFORD CA 94304  
This Business is conducted by an INDIVIDUAL.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/15/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
AD8529316  
Alfon Young, Clerk of the Board  
Pub. June 1, 8, 15, 2023  
AD8529316

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000718  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
999 KITCHENS  
444 E. SANTA CLARA STREET VENTURA CA 93001  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: PETER HEIL, L.L.C.  
444 E. SANTA CLARA STREET VENTURA CA 93001  
This Business is conducted by a LIMITED LIABILITY COMPANY.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/25/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
AD8529316  
Alfon Young, Clerk of the Board  
Pub. June 1, 8, 15, 2023  
AD8529316

Your Source  
Public Notices  
for the latest...

**Public Notices**  
NOTICE OF COUNTY OF VENTURA'S INTENTION TO PURCHASE REAL PROPERTY  
Notice is hereby given pursuant to Government Code section 53206, that on June 8, 2023, at 10:30 a.m., in the Hall of Administration, located at 800 S. Victoria Avenue, Ventura, California, the Ventura County Board of Supervisors will consider whether to purchase the real property located at 340 - 351 Santa Clara Street, Ventura, County of Ventura, State of California, from David A. Dr. Small, address: 340 - 351 Santa Clara Street, Ventura, County of Ventura, State of California. The assessed purchase price is \$4,108,300.  
Dr. Small, address: 340 - 351 Santa Clara Street, Ventura, County of Ventura, State of California. The assessed purchase price is \$4,108,300.  
By: \_\_\_\_\_  
JERRY Clark, Clerk of the Board  
4753  
VENTURA COUNTY STAR  
Publication June 1, 2023  
AD72022

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000684  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
885 COLDBREW  
113 DAWSON DRIVE CAMARILLO CA 93011  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: ARROYO VERDE LLC  
120 CASHING VERDE  
This Business is conducted by a LIMITED LIABILITY COMPANY.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/25/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
ARROYO VERDE LLC  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
Publication: May 23, June 1, 8, 15, 2023  
AD8521465

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000684  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
885 COLDBREW  
113 DAWSON DRIVE CAMARILLO CA 93011  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: ARROYO VERDE LLC  
120 CASHING VERDE  
This Business is conducted by a LIMITED LIABILITY COMPANY.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/25/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
ARROYO VERDE LLC  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
Publication: May 23, June 1, 8, 15, 2023  
AD8521465

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000783  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
SULA LAY ESCOBAR  
144 E. LOS ANGELES AVE. SUITE 208 STANFORD CA 94304  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: SULA LAY ESCOBAR  
274 E. LOS ANGELES AVE. SUITE 208 STANFORD CA 94304  
This Business is conducted by an INDIVIDUAL.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/15/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
AD8529316  
Alfon Young, Clerk of the Board  
Pub. June 1, 8, 15, 2023  
AD8529316

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000718  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
999 KITCHENS  
444 E. SANTA CLARA STREET VENTURA CA 93001  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: PETER HEIL, L.L.C.  
444 E. SANTA CLARA STREET VENTURA CA 93001  
This Business is conducted by a LIMITED LIABILITY COMPANY.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/25/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
PETER HEIL, L.L.C.  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
AD8529316  
Alfon Young, Clerk of the Board  
Pub. June 1, 8, 15, 2023  
AD8529316

Your Source  
Public Notices  
for the latest...

**Public Notices**  
NOTICE OF COUNTY OF VENTURA'S INTENTION TO PURCHASE REAL PROPERTY  
Notice is hereby given pursuant to Government Code section 53206, that on June 8, 2023, at 10:30 a.m., in the Hall of Administration, located at 800 S. Victoria Avenue, Ventura, California, the Ventura County Board of Supervisors will consider whether to purchase the real property located at 340 - 351 Santa Clara Street, Ventura, County of Ventura, State of California, from David A. Dr. Small, address: 340 - 351 Santa Clara Street, Ventura, County of Ventura, State of California. The assessed purchase price is \$4,108,300.  
Dr. Small, address: 340 - 351 Santa Clara Street, Ventura, County of Ventura, State of California. The assessed purchase price is \$4,108,300.  
By: \_\_\_\_\_  
JERRY Clark, Clerk of the Board  
4753  
VENTURA COUNTY STAR  
Publication June 1, 2023  
AD72022

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000684  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
885 COLDBREW  
113 DAWSON DRIVE CAMARILLO CA 93011  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: ARROYO VERDE LLC  
120 CASHING VERDE  
This Business is conducted by a LIMITED LIABILITY COMPANY.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/25/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
ARROYO VERDE LLC  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
Publication: May 23, June 1, 8, 15, 2023  
AD8521465

Your Source  
Public Notices  
for the latest...

**Public Notices**  
FILE NO. 2023000684  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
885 COLDBREW  
113 DAWSON DRIVE CAMARILLO CA 93011  
County of Ventura  
State of incorporation: CA  
Organization: CA  
Full Name of Registrant: ARROYO VERDE LLC  
120 CASHING VERDE  
This Business is conducted by a LIMITED LIABILITY COMPANY.  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/25/2023.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true may be liable for a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
ARROYO VERDE LLC  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON 05/25/2023.  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision (a)(1), if the registrant files a new statement within the five-year period. If the registrant files a new statement within the five-year period, the expiration date of the statement shall be the date on which the new statement is filed. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION DATE OF THE PREVIOUS STATEMENT. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or California Law (See Section 14301 ET SEQ. S & P Code).  
Publication: May 23, June 1, 8, 15, 2023  
AD8521465

**NOTICE OF PUBLIC HEARING**  
QUAI VALLEY SANITARY DISTRICT  
The Quai Valley Sanitary District's Board of Directors will conduct a Public Hearing:  
ON: June 19, 2023  
TIME: 8:00 a.m.  
PLACE: District Office, 1072 Tico Road, Ojai, CA 93023  
PURPOSE: To receive public comments. The adding of parcels to the Veneta County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 14271.  
A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023. Monday through Friday, 8:00 a.m. to 5:00 p.m.  
Alfon Young, Clerk of the Board  
Pub. May 26, June 2, 2023 AD9271325

**SELL IT BUY IT FIND IT**

cars	sports	collectibles
garage sales	eq. ment	jobs
tickets	pets	appliances
antiques	instruments	yard sales
motorcycles	sublets	jewelry
complexes	furniture	cameras
boats	auctions	coins

Place your classified ad today.



# Jobcase

## FIND THE BEST TALENT TODAY!

Your one-stop-shop for posting local and national jobs.

Reach motivated candidates who are looking for their next career - helping you hire even faster.

Reach more candidates with our massive reach, network, and insights.

Connect with the candidates who match your hiring needs.

Your job posting is sent to the Jobcase community, and beyond!

Get started at [jobs.usatoday.com](https://jobs.usatoday.com)

LocalIQ | USA TODAY NETWORK



1  
2

**Alison M. Young**

---

**From:** Alison M. Young  
**Sent:** Friday, May 19, 2023 9:31 AM  
**To:** legals@vcstar.com  
**Subject:** Legal Ad Request- OVSD SS fees  
**Attachments:** sewer service fees.pdf

Please fine the attached legal as we are requesting run May 26<sup>th</sup> and June 2<sup>nd</sup> 2023

Alison Young  
Administrative Officer  
Ojai Valley Sanitary District  
1072 Tico Road  
Ojai, CA 93023  
805-646-5548



**NOTICE OF PUBLIC HEARING**  
**OJAI VALLEY SANITARY DISTRICT**

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

ON: June 19, 2023  
TIME: 6:00 p.m.  
PLACE: District Office, 1072 Tico Road Ojai, CA 93023

**PURPOSE:** To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

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

Publish: May 26, 2023 & June 2, 2023

\\OVSD-ARCHIVE\My Documents\Public Hearing - Legal Ntcs\Lg\Ntc Public Hearing-TaxRoll.docx

VENTURA COUNTY  
**STAR**  
PART OF THE USA TODAY NETWORK

OJAI VALLEY SANITARY DIST  
1072 TICO RD  
OJAI, CA 93023  
ATTN

State of California)

County of Ventura)

I hereby certify that the Ventura County Star Newspaper has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed in the City of Camarillo, for circulation in the County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

**5/27/2022; 6/3/2022; 6/10/2022**

I certify under penalty of perjury, that the foregoing is true and correct.

Dated this 1st day of July, 2022; in Green Bay, Wisconsin,  
County of Brown



\_\_\_\_\_  
Legal Clerk

Ad No: GCI0889313  
Customer No: 279136  
PO #: PUBLIC NOTICE

1

2



**NOTICE OF PUBLIC HEARING  
OJAI VALLEY SANITARY DISTRICT**

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

ON: June 20, 2022  
TIME: 6:00 p.m.  
PLACE: District Office, 1072 Tico Road Ojai, CA 93023

**PURPOSE:** To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.



Alison Young, Clerk of the Board

Publish: May 27, 2022 & June 3, 2022

VC-GC9989113-01



VENTURA COUNTY  
**STAR**  
PART OF THE USA TODAY NETWORK

JUN 07 2021

OJAI VALLEY  
SANITARY DISTRICT

OJAI VALLEY SANITARY DIST WC  
1072 TICO ROAD

OJAI, CA 93023

State of California)  
))  
County of Ventura)

I hereby certify that the Ventura County Star Newspaper has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed in the City of Camarillo, for circulation in the County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

05/28/2021, 06/04/2021

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Dated this June 4, 2021; in Green Bay, Wisconsin, County of Brown

  
Legal Clerk

**NOTICE OF PUBLIC  
HEARING  
OJAI VALLEY SANITARY  
DISTRICT**

The Ojai Valley Sanitary District's Board of Directors will conduct a Public Hearing:

ON: June 21, 2021 TIME: 6:00 p.m. PLACE: District Office, 1072 Tico Road Ojai, CA 93023

PURPOSE: To receive public comments Re: The adding of parcels to the Ventura County Property Tax Rolls for the collection of sewer service fees pursuant to California Health & Safety Code Section 5473.

A report of the parcels scheduled for placement on the County Tax Rolls is available for inspection at the District Office, 1072 Tico Road, Ojai, CA 93023, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Alison Young,  
Clerk of the Board  
Publish May 28, June 4, 2021  
Ad#4744888

To whom it may concern

Please find enclosed the affidavit for your recent legal notice. Due to the Covid 19 situation we have been seeing a delay in the delivery of the papers used for the clippings on affidavits.

We have consulted with the California Newspaper Association regarding this and the guidance provided was to send the electronic clipping in the interim.

If you would like to receive the affidavit with the actual clipping on it as well please email the legal team at [GanLegPubNotices@gannett.com](mailto:GanLegPubNotices@gannett.com) please provide the ad number and indicate you'd like the affidavit with clipping and we would be happy to provide that.

Thank you for your patience and cooperation during this time.

Sincerely,

Tara Mondloch, Director- Public Notices, Classified Business Solutions, USA Today Network

1

2

**Public Notices**

**NOTICE OF PUBLIC HEARING OF THE HILLSIDE UNIFIED SCHOOL DISTRICT APPROVING TO INCREASE STATUTORY FEE SCHEDULES ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PULBANT TO EDUCATION CODE SECTION 1762 AND GOVERNMENT CODE SECTION 49925**

NOTICE IS HEREBY GIVEN that the Board of Trustees (Board) of the Hillside Unified School District will hold a Public Hearing at its Regular Meeting to be held on 6/23/21 to allow for public comment on the Board's proposed fee schedule for its various "Residential and Commercial/Industrial Development School Fee Schedules" (Fee Schedules) for Hillside Unified School District, and consider and approve a resolution of the Board of the School District to increase various School Facility Fees imposed on New Residential and Commercial/Industrial Construction Pursuant to Education Code Section 1762 and Government Code Section 49925. The Fee Schedules, including such increases, which are incorporated herein by this reference, are available on the School District's website and are available for public review on June 3, 2021 through 6/23/21.

The Public Hearing of the School District to be held 6/23/21 will begin at 3:30 or 4:00 pm depending on the date of the meeting. The meeting will be held at the Hillside Unified School District, 10000 S. 10th Street, Fresno, CA 93725. These matters will be considered at the time of this special item is completed by the Board of the School District.

Any questions regarding the Fee Schedules or the public hearing should be directed to the Board's Public Hearing Manager, Business Services 833.334.8811. PUBLISH: June 4, 11, 2021 42349488

**Public Notices**

**RATES AND CHARGES MONTHLY BILLING**

Ordinance No. 201-008 will amend Division 22, "Public Utilities" of the San Bernardino Municipal Code to adjust Water and Wastewater service rates and charges and implement a transition from bimonthly to monthly billing.

Ordinance No. 201-008 was adopted by the following roll call vote of the City Council:

AYES: Councilmembers Sanchez-Palacios, Brown, Antonio Reyes, Friedman, Deputy Mayor Sordani, and Mayor Rudolfs

NOES: None

ABSENT: None

A copy of the full text of Ordinance No. 201-008 is available for review in the Office of the City Clerk, City of San Bernardino, 901 East Street, Ventura, California, and on the City's website at [www.cityofsb.org](http://www.cityofsb.org).

AUTHORITATIVE: M. MAKIN, CITY CLERK PUBLISH: JUNE 4, 2021 4234988

The County of Ventura, in accordance with the Flood Insurance Program reauthorized by the Federal Emergency Management Agency, hereby gives notice of the County's intent to revise the existing flood hazard information for the County's Flood Hazard Map. The Flood Hazard Map is available for public review at the County's Flood Hazard Map Public Hearing, which will be held on June 23, 2021 at 7:00 pm at the County Administration Center, 1000 Main Street, Ventura, CA 93001. The Flood Hazard Map is available for public review at the County's Flood Hazard Map Public Hearing, which will be held on June 23, 2021 at 7:00 pm at the County Administration Center, 1000 Main Street, Ventura, CA 93001. PUBLISH: June 4, 11, 2021 4234988

**Public Notices**

**Public Notices**

Floodplain Development 880 South Victoria Avenue Ventura, CA 93009

Interested persons may also submit comments for the Floodplain Development 880 South Victoria Avenue Public Hearing on June 4, 2021. ADF#21044

NOTICE IS HEREBY GIVEN that the following property and business signs and other information identified by Occupant Name and Items to Sell for Sale, to enforce a lien imposed on said property pursuant to Section 1790-1791 of the Business & Professions Code during normal business hours. Public Hearing on June 4, 2021. ADF#21044

NOTICE IS HEREBY GIVEN that the following property and business signs and other information identified by Occupant Name and Items to Sell for Sale, to enforce a lien imposed on said property pursuant to Section 1790-1791 of the Business & Professions Code during normal business hours. Public Hearing on June 4, 2021. ADF#21044

The undersigned will sell at public sale by competitive bidding on June 18, 2021 at 11:00 am on the premises where sold pursuant to the Public Sale Statute, the following property: 1000 Main Street, Ventura, CA 93001. The property is located in the County of Ventura, State of California, the following: FID#1: 1000 Main Street, Ventura, CA 93001. FID#2: 1000 Main Street, Ventura, CA 93001. FID#3: 1000 Main Street, Ventura, CA 93001. FID#4: 1000 Main Street, Ventura, CA 93001. FID#5: 1000 Main Street, Ventura, CA 93001. FID#6: 1000 Main Street, Ventura, CA 93001. FID#7: 1000 Main Street, Ventura, CA 93001. FID#8: 1000 Main Street, Ventura, CA 93001. FID#9: 1000 Main Street, Ventura, CA 93001. FID#10: 1000 Main Street, Ventura, CA 93001. FID#11: 1000 Main Street, Ventura, CA 93001. FID#12: 1000 Main Street, Ventura, CA 93001. FID#13: 1000 Main Street, Ventura, CA 93001. FID#14: 1000 Main Street, Ventura, CA 93001. FID#15: 1000 Main Street, Ventura, CA 93001. FID#16: 1000 Main Street, Ventura, CA 93001. FID#17: 1000 Main Street, Ventura, CA 93001. FID#18: 1000 Main Street, Ventura, CA 93001. FID#19: 1000 Main Street, Ventura, CA 93001. FID#20: 1000 Main Street, Ventura, CA 93001. FID#21: 1000 Main Street, Ventura, CA 93001. FID#22: 1000 Main Street, Ventura, CA 93001. FID#23: 1000 Main Street, Ventura, CA 93001. FID#24: 1000 Main Street, Ventura, CA 93001. FID#25: 1000 Main Street, Ventura, CA 93001. FID#26: 1000 Main Street, Ventura, CA 93001. FID#27: 1000 Main Street, Ventura, CA 93001. FID#28: 1000 Main Street, Ventura, CA 93001. FID#29: 1000 Main Street, Ventura, CA 93001. FID#30: 1000 Main Street, Ventura, CA 93001. FID#31: 1000 Main Street, Ventura, CA 93001. FID#32: 1000 Main Street, Ventura, CA 93001. FID#33: 1000 Main Street, Ventura, CA 93001. FID#34: 1000 Main Street, Ventura, CA 93001. FID#35: 1000 Main Street, Ventura, CA 93001. FID#36: 1000 Main Street, Ventura, CA 93001. FID#37: 1000 Main Street, Ventura, CA 93001. FID#38: 1000 Main Street, Ventura, CA 93001. FID#39: 1000 Main Street, Ventura, CA 93001. FID#40: 1000 Main Street, Ventura, CA 93001. FID#41: 1000 Main Street, Ventura, CA 93001. FID#42: 1000 Main Street, Ventura, CA 93001. FID#43: 1000 Main Street, Ventura, CA 93001. FID#44: 1000 Main Street, Ventura, CA 93001. FID#45: 1000 Main Street, Ventura, CA 93001. FID#46: 1000 Main Street, Ventura, CA 93001. FID#47: 1000 Main Street, Ventura, CA 93001. FID#48: 1000 Main Street, Ventura, CA 93001. FID#49: 1000 Main Street, Ventura, CA 93001. FID#50: 1000 Main Street, Ventura, CA 93001. FID#51: 1000 Main Street, Ventura, CA 93001. FID#52: 1000 Main Street, Ventura, CA 93001. FID#53: 1000 Main Street, Ventura, CA 93001. FID#54: 1000 Main Street, Ventura, CA 93001. FID#55: 1000 Main Street, Ventura, CA 93001. FID#56: 1000 Main Street, Ventura, CA 93001. FID#57: 1000 Main Street, Ventura, CA 93001. FID#58: 1000 Main Street, Ventura, CA 93001. FID#59: 1000 Main Street, Ventura, CA 93001. FID#60: 1000 Main Street, Ventura, CA 93001. FID#61: 1000 Main Street, Ventura, CA 93001. FID#62: 1000 Main Street, Ventura, CA 93001. FID#63: 1000 Main Street, Ventura, CA 93001. FID#64: 1000 Main Street, Ventura, CA 93001. FID#65: 1000 Main Street, Ventura, CA 93001. FID#66: 1000 Main Street, Ventura, CA 93001. FID#67: 1000 Main Street, Ventura, CA 93001. FID#68: 1000 Main Street, Ventura, CA 93001. FID#69: 1000 Main Street, Ventura, CA 93001. FID#70: 1000 Main Street, Ventura, CA 93001. FID#71: 1000 Main Street, Ventura, CA 93001. FID#72: 1000 Main Street, Ventura, CA 93001. FID#73: 1000 Main Street, Ventura, CA 93001. FID#74: 1000 Main Street, Ventura, CA 93001. FID#75: 1000 Main Street, Ventura, CA 93001. FID#76: 1000 Main Street, Ventura, CA 93001. FID#77: 1000 Main Street, Ventura, CA 93001. FID#78: 1000 Main Street, Ventura, CA 93001. FID#79: 1000 Main Street, Ventura, CA 93001. FID#80: 1000 Main Street, Ventura, CA 93001. FID#81: 1000 Main Street, Ventura, CA 93001. FID#82: 1000 Main Street, Ventura, CA 93001. FID#83: 1000 Main Street, Ventura, CA 93001. FID#84: 1000 Main Street, Ventura, CA 93001. FID#85: 1000 Main Street, Ventura, CA 93001. FID#86: 1000 Main Street, Ventura, CA 93001. FID#87: 1000 Main Street, Ventura, CA 93001. FID#88: 1000 Main Street, Ventura, CA 93001. FID#89: 1000 Main Street, Ventura, CA 93001. FID#90: 1000 Main Street, Ventura, CA 93001. FID#91: 1000 Main Street, Ventura, CA 93001. FID#92: 1000 Main Street, Ventura, CA 93001. FID#93: 1000 Main Street, Ventura, CA 93001. FID#94: 1000 Main Street, Ventura, CA 93001. FID#95: 1000 Main Street, Ventura, CA 93001. FID#96: 1000 Main Street, Ventura, CA 93001. FID#97: 1000 Main Street, Ventura, CA 93001. FID#98: 1000 Main Street, Ventura, CA 93001. FID#99: 1000 Main Street, Ventura, CA 93001. FID#100: 1000 Main Street, Ventura, CA 93001. PUBLISH: June 4, 11, 2021 4234988

**Public Notices**

**Public Notices**

on the District's website starting June 4, 2021 at [www.cityofsb.org](http://www.cityofsb.org) or [www.cityofsb.org](http://www.cityofsb.org). The public hearing will be held on June 23, 2021 at 7:00 pm at the County Administration Center, 1000 Main Street, Ventura, CA 93001. PUBLISH: June 4, 11, 2021 4234988

**NOTICE OF PUBLIC HEARING**

QUAI VALLEY SANITARY DISTRICT

The Quai Valley Sanitary District's Board of Directors will conduct a Public Hearing on June 21, 2021 at 7:00 pm at the District Office, 1071 Tice Road, Ojai, CA 93023.

**PURPOSE:** To receive public comments on the adoption of a resolution to amend the District's Board of Directors to conduct a Public Hearing on June 21, 2021 at 7:00 pm at the District Office, 1071 Tice Road, Ojai, CA 93023.

**PURPOSE:** To receive public comments on the adoption of a resolution to amend the District's Board of Directors to conduct a Public Hearing on June 21, 2021 at 7:00 pm at the District Office, 1071 Tice Road, Ojai, CA 93023.

**49% of business owners want a marketing partner to help them grow.**

What they really need is an entire team.

LOCALiQ, smart local marketing that gets you results.

**LOCALiQ**

Learn more at [localiq.com/sayhello](http://localiq.com/sayhello)

**ZipRecruiter**

Learn more at [ziprecruiter.com](http://ziprecruiter.com)

**Your customer's journey is complex.**

**Marketing to them shouldn't be.**

**Local marketing, simplified.**

**LOCALiQ**

Part of the USA TODAY NETWORK

Learn more at [localiq.com/sayhello](http://localiq.com/sayhello)

1  
2

**AFFIDAVIT OF PUBLICATION**

Alison Young  
Ojai Valley Sanitary Dist Wc  
1072 Tico Road  
Ojai CA 93023

STATE OF WISCONSIN, COUNTY OF BROWN

The Ventura County Star, a newspaper published in the city of Camarillo, Ventura County, State of California, with circulation in the County of Ventura, State of California; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

07/29/2024, 07/30/2024, 07/31/2024, 08/01/2024, 08/02/2024,  
08/04/2024, 08/05/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 08/05/2024

OJAI VALLEY SANITARY DISTRICT  
Summary of Adopted Ordinance No. OVSD 85  
On Monday, July 22, 2024, after public notice, the Ojai Valley Sanitary District Board of Directors adopted Ordinance No. OVSD 85 entitled "An Ordinance of the Board of Directors of the Ojai Valley Sanitary District Setting Board Member Compensation." The Ordinance repealed prior Ordinance No. 74 and modified the provisions for Board Members' compensation to set attendance at a regular or special meeting of the Board or board Committee or for each Day of Service at an equal compensation, \$250 per meeting. The Ordinance maintained the limitation that no Director can be compensated for more than 6 meetings in one calendar month and payments for meeting attendance or Day of Service in one calendar month shall not be transferred to another calendar month to avoid this limitation.  
The District Board of Directors also made certain related findings concerning notice, testimony presented, environmental effects, etc. and designated the undersigned to prepare and publish this summary in accordance with California Health and Safety Code Section 6490.  
Reference is made to the entire text of the Ordinance for a full statement of its provisions. A complete copy of Ordinance No. OVSD 85 is available for examination during regular business hours in the District office located at 1072 Tico Road, Ojai, CA and on the District's web site <http://www.ojaisan.org/>. For further information please contact the District Board Clerk by email at [alison.young@ojaisan.org](mailto:alison.young@ojaisan.org) or by telephone at 805-646-5548.  
Voting in favor of the Ordinance: Quilici, Burg, Curtis, Kentosh  
Voting against the Ordinance: Stone, Martinson  
Absent for vote: Ulrich  
Dated: July 23, 2024  
Alison Young, Clerk of the Board  
Ojai Valley Sanitary District  
Publish: July 29, 30, 31, August 1, 2, 4, 5, 2024; Ad#10409528

  
\_\_\_\_\_  
Legal Clerk  
\_\_\_\_\_  
Notary, State of WI, County of Brown

1-7-25

My commission expires

Publication Cost: \$1833.54  
Tax Amount: \$0.00  
Payment Cost: \$1833.54  
Order No: 10409528 # of Copies:  
Customer No: 1251888 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**KATHLEEN ALLEN**  
Notary Public  
State of Wisconsin

# Classifieds

**TO ADVERTISE**  
Visit Our Website:  
[classifieds.vcstar.com](http://classifieds.vcstar.com)

To Advertise, visit our website: [classifieds.vcstar.com](http://classifieds.vcstar.com)  
Public Notices/Legal: [legals@vcstar.com](mailto:legals@vcstar.com)  
Business & Services email: [servicesdirectory@vcstar.com](mailto:servicesdirectory@vcstar.com)  
To post job openings, visit: [All advertiser ads are subject to the applicable state and federal laws. Advertisements are subject to the applicable laws of the state of California. All advertisements are subject to the applicable laws of the state of California. All advertisements are subject to the applicable laws of the state of California.](http://vcstar.com/jobs</a></p></div>
<div data-bbox=)

**Community Announcements**  
Int. hard, happy, all, news.

**Fictitious Business Name Statement**  
Los Angeles, CA 90028  
This business is conducted by a Corporation  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Fictitious Business Name Statement**  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Community Announcements**  
Int. hard, happy, all, news.

**Community Announcements**  
Int. hard, happy, all, news.

**Community Announcements**  
Int. hard, happy, all, news.

**David Hernandez has joined the Executive Team of ARSO**  
David Hernandez has joined the Executive Team of ARSO. He has over 15 years of experience in the security industry, including roles as a Security Director and Security Analyst. He is currently serving as the Director of Security Operations at ARSO. He holds a Bachelor's degree in Business Administration from the University of California, San Diego.

**Fictitious Business Name Statement**  
Los Angeles, CA 90028  
This business is conducted by a Corporation  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Fictitious Business Name Statement**  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Community Announcements**  
Int. hard, happy, all, news.

**Community Announcements**  
Int. hard, happy, all, news.

**Community Announcements**  
Int. hard, happy, all, news.

## The only way to place a Classifieds ad

Our user-friendly, online self-serve portal is now the only place to submit your marketplace ads and reach our community.  
Let's embrace the future of Classifieds. Visit the site below or scan the code to place your next ad.  
[classifieds.vcstar.com](http://classifieds.vcstar.com)  
VCStar NEWS



**Rentals**  
PUBLISHER'S NOTICE  
The following is a list of the names of the persons who are authorized to execute the following Fictitious Business Name Statement on behalf of the registrant.

**Fictitious Business Name Statement**  
Los Angeles, CA 90028  
This business is conducted by a Corporation  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Fictitious Business Name Statement**  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Community Announcements**  
Int. hard, happy, all, news.

**Community Announcements**  
Int. hard, happy, all, news.

**Community Announcements**  
Int. hard, happy, all, news.

## Business & Service Directory

to advertise, email: [servicesdirectory@vcstar.com](mailto:servicesdirectory@vcstar.com)

**Apartment**  
LACRESTA GARDEN APARTMENTS  
When Available  
Search 1 & 2 Bedrooms  
Pool, covered parking and  
laundry rooms. Best Price  
Available.  
Call: 805-453-5415

**Bids & Proposals**  
HDR Engineering, Inc. is looking to partner with Design/Build Business Enterprises (DBE) to increase the City of Ventura's Design Services for Inception Wells and Pure Water Pipelines (Project No. 1976). To increase DBE participation, we invite interested DBEs to provide the following services: (1) Soil Surveying and Mapping; and (2) Geotechnical Investigation and Shoring. The following information is requested: 1. Proof of DBE Certification; 2. Name of Company & Contact Information; Please send your information to [april@hdr.com](mailto:april@hdr.com). Proposals are due 9/20/24. Publish: July 26, August 7, 2024. 469091138

**Public Notices**  
Ojai Valley Sanitary District  
On Monday, July 22, 2024, after public notice, the Ojai Valley Sanitary District Board of Directors adopted Ordinance No. 02420 to amend the Ordinance of the Board of Directors of the Ojai Valley Sanitary District setting Board Member Compensation. The Ordinance related to Ordinance No. 71 and modifies the provisions for Board Member Compensation to set attendance at a regular or special meeting of the Board or Board Committee or for each Day of Service at an equal compensation, \$25 per meeting. The Ordinance requires the limitation that no Director can be compensated for more than a meeting in any calendar month and payments for meeting attendance or Day of Service in any calendar month shall not be transferred to another calendar month to avoid this limitation. The District Board of Directors also made certain related findings concerning notice, taxpayer imposed, environmental impacts, etc. and requested the undersigned to prepare and publish this summary in accordance with California Health and Safety Code Section 18950. Reference is made to the entire text of the Ordinance for a full statement of its provisions. A complete copy of Ordinance No. 02420 is available for examination during regular business hours in the District office located at 1875 The Oaks at Ojai, CA and in the District office at <http://www.ojavalley.org>. For further information please contact the District Board Clerk by email at [clerk@ojavalley.org](mailto:clerk@ojavalley.org) or by telephone at 805-466-5346. Voting in favor of the Ordinance: Galtich, Barta, Cortez, Krentz. Voting against the Ordinance: Stone, Morrison. Assent for this Ordinance:  
Dated: July 22, 2024  
Attest: Board Clerk of the Board  
Ojai Valley Sanitary District  
Published: 07, 20, 31, August 1, 4, 5, 2024. 469164928

**Public Notices**  
Ojai Valley Sanitary District  
On Monday, July 22, 2024, after public notice, the Ojai Valley Sanitary District Board of Directors adopted Ordinance No. 02420 to amend the Ordinance of the Board of Directors of the Ojai Valley Sanitary District setting Board Member Compensation. The Ordinance related to Ordinance No. 71 and modifies the provisions for Board Member Compensation to set attendance at a regular or special meeting of the Board or Board Committee or for each Day of Service at an equal compensation, \$25 per meeting. The Ordinance requires the limitation that no Director can be compensated for more than a meeting in any calendar month and payments for meeting attendance or Day of Service in any calendar month shall not be transferred to another calendar month to avoid this limitation. The District Board of Directors also made certain related findings concerning notice, taxpayer imposed, environmental impacts, etc. and requested the undersigned to prepare and publish this summary in accordance with California Health and Safety Code Section 18950. Reference is made to the entire text of the Ordinance for a full statement of its provisions. A complete copy of Ordinance No. 02420 is available for examination during regular business hours in the District office located at 1875 The Oaks at Ojai, CA and in the District office at <http://www.ojavalley.org>. For further information please contact the District Board Clerk by email at [clerk@ojavalley.org](mailto:clerk@ojavalley.org) or by telephone at 805-466-5346. Voting in favor of the Ordinance: Galtich, Barta, Cortez, Krentz. Voting against the Ordinance: Stone, Morrison. Assent for this Ordinance:  
Dated: July 22, 2024  
Attest: Board Clerk of the Board  
Ojai Valley Sanitary District  
Published: 07, 20, 31, August 1, 4, 5, 2024. 469164928

**Brick - Concrete**  
JLS CONCRETE  
Concrete, Pavers, Blockwork, Flagstone  
Free Estimates,  
Same Day Service  
Call: 805-453-3817

**Home Maintenance**  
A Woman In Trade  
Kitchen & Bath Remodeling  
Home Remodeling &  
Kitchen & Bath Remodeling  
Cabinet Refacing  
Remodeling & Clean-Home  
Stone Tile  
Paint & Driveway  
Plumbing, Electric, Light,  
Responsible & Clean-Home  
Lynn: 805-467-7709  
LIC#65372

**Automotive**  
Wanted Classics  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Moons Hauling**  
Trash, Garage & Yard  
Clean-Up,  
Junk, Dirt, Debris, Demolition  
Free Estimates  
(805) 405-7909

**Both Renovate**  
Kitchen, Bath, or  
Walk-in Tubs  
Both Upgrades  
Both Remodeling  
Therapy Tubs  
Call: 805-921-0405

**Painting**  
MICHAEL'S PAINTING  
Interior/Exterior Painting  
Teak/Drywall Repair  
Stucco Patch or Repair  
FREE ESTIMATES  
Call: 805-415-5644  
LIC#651706

**Fictitious Business Name Statement**  
Los Angeles, CA 90028  
This business is conducted by a Corporation  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Fictitious Business Name Statement**  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Fictitious Business Name Statement**  
The registrant, commenced  
trading business under  
the fictitious business name  
of [Name] on [Date] of  
[Year]. [Name] does not  
intend to exceed one thousand  
dollars (\$1,000) of  
gross receipts from the sale of  
goods or services, or the  
exercise of any franchise or  
other right, in the state of  
California, during the term of  
this statement.

**Deckers Electric**  
LED Recessed  
Lights  
Ceiling Fans &  
A/C Units  
Electric Car  
Circuits  
Security Lights  
& Cameras  
New Outlets &  
Switches  
Troubleshooting  
Outlets  
Flat Screen TV  
Installations  
Honest & Reliable  
LIC# 37647  
Call: 661-713-4332

**Handyman**  
Stucco, Plaster, Drywall,  
Door, Paint, Trenching,  
Plumbing, Tile, Bath  
Repair, Concrete,  
Windows, Concrete  
All Work Guaranteed  
805-415-4332  
LIC# 65040-00229

**Professional Service**  
HOLMES HOMEWORK  
Tile - Asphalt Driveways  
- Flat Roofs - Wind Repair  
- All Roof Types  
Honest & Reliable  
No Job too small  
Over 30 years experience  
Mike Holmes  
LIC# 65040-00229

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Wanted Classics**  
All Classic Cars,  
British, European  
Sports Cars,  
Exotics, American  
Classics, Muscle Cars  
& Old Trucks, Call  
805-300-7825

**Find It Sell It Buy It**  
VCStar Classifieds

EXHIBIT T 240708 First Notice of Fees Placed on Property Taxes  
(Demonstrates Lack of Notification, Due Process, and Public Hearings)

1

2



ARNOLD LAROCHELLE MATHEWS  
VANCONAS & ZIRBEL LLP

300 EAST ESPLANADE DRIVE  
SUITE 2100  
OXNARD, CA 93036  
T (805) 988-9886  
F (805) 988-1937  
WWW.ATOZLAW.COM

dmcnutly@atozlaw.com

July 8, 2024

***Via Email and U.S. Mail***

Mr. Ric Vane  
30 La Cumbra St.  
Oak View, CA 93022

Re: Accessory Dwelling Unit (ADU) Fees

Dear Mr. Vane:

This law firm is general counsel for the Ojai Valley Sanitation District (“District”) and I have reviewed the letter you emailed to the District on June 24, 2024. The matters raised in your letter have been thoroughly addressed and/or litigated and the District does not intend to repeatedly rehash these items. Your ADU remains subject to the District’s fees imposed in accordance with Ordinance No. 82. The challenges you pursued to Ordinance No. 82, both in Superior Court and to the California Housing & Community Development, have all failed. The District will not engage in an attempt to relitigate the merits of these defeated actions.

With regard to the collection of fees on the tax roll, this process is plainly authorized by District Code Section 303.2 and California Health & Safety Code §5473. All fees have been properly placed on the tax roll with Board approval following a noticed public hearing, and in compliance with applicable statutory law.

You have been given neither special nor lesser treatment than any other District customer with regard to your ADU. I would urge you to pay these legitimate fees and avoid further legal liability. Thank you for your anticipated compliance.

Very Truly Yours,

ARNOLD LAROCHELLE MATHEWS  
VANCONAS & ZIRBEL, LLP

Dennis P. McNulty

KENDALL A. VANCONAS\* | ROBERT N. KWONG | SUSAN L. MCCARTHY | DENNIS P. MCNULTY | MISCHA N. BARTEAU | EMILY WHITE

OF COUNSEL GARY D. ARNOLD | DENNIS O. LAROCHELLE

MARK A. ZIRBEL (RETIRED) | JOHN M. MATHEWS (DECEASED)

*\*Certified Specialist, Estate Planning, Trust & Probate Law  
State Bar of California, Board of Legal Specialization*

1

2



EXHIBIT U 240724 General Manager's Offer of Time for Board Meeting 240827  
(Failure to Provide Meaningful Opportunity to Object)

1

2

**From:** Alison M. Young <Alison.Young@ojaisan.org>  
**Sent:** Wednesday, July 24, 2024 1:36 PM  
**To:** Ric Vane  
**Cc:** info@adufees.com  
**Subject:** RE: Confirmation of Capacity Fees Placement on Property Tax Bill, and Request for Payment Plan

**Flag Status:** Flagged

Mr. Vane,  
I can confirm that the District has indeed submitted all tax roll data to the assessor. If you are requesting a 5-year deferred payment contract, the Board will have to consider your request at our next regular meeting, which is August 26th.

Alison Young  
Assistant General Manager of Administration  
Ojai Valley Sanitary District  
1072 Tico Road  
Ojai, CA 93023  
805-646-5548

-----Original Message-----

From: Ric Vane <info@vane.us>  
Sent: Sunday, July 21, 2024 2:05 PM  
To: Alison M. Young <Alison.Young@ojaisan.org>  
Cc: info@adufees.com; info@vane.us  
Subject: Confirmation of Capacity Fees Placement on Property Tax Bill, and Request for Payment Plan

Dear Alison,

I am writing to confirm the information stated in a recent communication from your legal team regarding the reported capacity fees for my ADU. In reviewing it, it appears that fees, amounting to approximately \$12,600, have already been placed on my 2024-25 property tax bill.

I reached out to the Ventura County Auditor-Controller's office, but they were unable to confirm the contents of my upcoming property tax bill. Could you please confirm if these fees have indeed been added to the tax rolls?

I am requesting to be placed on your standard five year payment plan.

I appreciate your attention to this matter and look forward to your response.

(Congratulations on your promotion!)

Ric Vane  
30 La Cumbra St.  
Oak View, CA 93022

1

2

1

2



ARNOLD LaROCHELLE MATHEWS  
VANCONAS & ZIRBEL LLP

300 EAST ESPLANADE DRIVE  
SUITE 2100  
OXNARD, CA 93036  
T (805) 988-9886  
F (805) 988-1937  
WWW.ATOZLAW.COM

dmcnulty@atozlaw.com

August 13, 2024

***Via Email and U.S. Mail***

Mr. Ric Vane  
30 La Cumbra St.  
Oak View, CA 93022

Re: Accessory Dwelling Unit (ADU) Fees

Dear Mr. Vane:

Thank you for your request for a 5-year Deferred Payment Agreement for capacity charges, received via e-mail July 21, 2024. As you may recall, these charges were due in May of 2022, but payment has been delayed while you unsuccessfully pursued various legal and administrative challenges. In accordance with the Ojai Valley District Code of Regulation, Chapter 3, section 301.19, the Board of Directors considered your request during a Special Meeting held on August 6, 2024. The Board has elected not to grant your request for a deferred payment agreement. The District's decision to collect the lien amount of \$12,653.08, via the 2024-2025 Ventura County Tax Roll remains unchanged and final.

Very Truly Yours,

ARNOLD LaROCHELLE MATHEWS  
VANCONAS & ZIRBEL, LLP

Dennis P. McNulty

cc: Ojai Valley Sanitary District

KENDALL A. VANCONAS\* | ROBERT N. KWONG | SUSAN L. MCCARTHY | DENNIS P. MCNULTY | MISCHA N. BARTEAU | EMILY WHITE  
OF COUNSEL GARY D. ARNOLD | DENNIS O. LaROCHELLE  
MARK A. ZIRBEL (RETIRED) | JOHN M. MATHEWS (DECEASED)

*\*Certified Specialist, Estate Planning, Trust & Probate Law  
State Bar of California, Board of Legal Specialization*

1

2

EXHIBIT W 241010 PRA Request Acknowledgment

1

2

**From:** Alison M. Young <Alison.Young@ojaisan.org>  
**Sent:** Thursday, October 10, 2024 9:51 AM  
**To:** info@vane.us  
**Subject:** RE: Public Records Request - ADU-Related Records, Capacity Fees, and Published Notices (January 1, 2020, to Present)  
**Attachments:** Public Records Request (14.8 KB)

**Flag Status:** Flagged

Your request has been received, by me, at 8:17 this morning. This request will take me longer than the standard 10 days to respond to. I will need to search, collect and examine a voluminous amount of separate and distinct records to fulfill your request in whole. I will make every attempt to comply by November 3<sup>rd</sup> and will advise if additional time is needed. If these records are not available electronically, I will advise you in advance any fees due to copy them.

Alison Young  
Assistant General Manager of Administration  
Ojai Valley Sanitary District  
1072 Tico Road  
Ojai, CA 93023  
805-646-5548



---

**From:** info@vane.us <info@vane.us>  
**Sent:** Wednesday, October 9, 2024 11:20 PM  
**To:** Alison M. Young <Alison.Young@ojaisan.org>  
**Subject:** Public Records Request - ADU-Related Records, Capacity Fees, and Published Notices (January 1, 2020, to Present)

Hi Alison,

I just submitted a Public Records Act request via the website, but after I sent it, I noticed that the content got all squashed and the formatting was completely lost. I imagine it would be very difficult to read and understand in that form. I'm not sure if it appeared the same way on your end, but just in case, I'm attaching a properly formatted version here for your reference.

Please let me know if you have any questions or need further clarification.

Best regards,  
Ric Vane

1

2

EXHIBIT X 241021 Brown Act Cure and Correct Demand

1

2

Subject: **Brown Act Cure and Correct Demand Letter:**

---

**Richard Vane**

30 La Cumbra St.  
Oak View, CA 93022  
admin@adurights.org  
805-300-3563

**10/24/2024**

**Ojai Valley Sanitary District**

Attn: Board of Directors  
1072 Tico Road  
Ojai, CA 93023

**Re: Brown Act Cure and Correct Demand Letter – August 6, 2024 Meeting**

Dear Ojai Valley Sanitary District Board of Directors,

I am writing to formally demand that the Ojai Valley Sanitary District (OVSD) cure and correct actions taken in violation of the Ralph M. Brown Act (Government Code §54950 et seq.) at the closed session meeting held on **August 6, 2024**.

I have reason to believe that during this meeting, the Board of Directors took action regarding my request for a **five-year deferred payment plan**. However, it was reported at the conclusion of the meeting that there were no reportable actions taken on any closed session items, including the agenda item labeled '**Closed Session - Conference with Legal Counsel - Anticipated Litigation.**'

If I was indeed the subject of this closed session discussion, this constitutes an improper and unreported action in violation of the Brown Act. **Any action or direction to staff arising from this closed session would be null and void** unless properly disclosed and recorded.

Pursuant to Government Code §54960.1, I hereby demand that the Ojai Valley Sanitary District:

1. **Cure and correct** the violation by declaring that all actions and directions to staff arising from the closed session of August 6, 2024, are null and void;
2. **Publicly disclose** any actions taken related to my request for a deferred payment plan, if any were made; and
3. Ensure all future actions are conducted transparently and in compliance with the Brown Act's requirements for open meetings and public participation.

Please respond within **30 days** of the date of this letter to confirm the steps taken to cure and correct this violation. Failure to do so may result in further action, including filing a civil action to compel OVSD's compliance with the Brown Act, as permitted by law.

I look forward to your prompt attention to this matter.

Sincerely,



Richard Vane

1

2



EXHIBIT Y 241024 Brown Act Violation Sent

1

2

9589 0710 5270 2071 0387 50

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Ojai, CA 93023

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee if applicable)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73  
Total Postage and Fees \$5.58



Sent To: Ojai Valley Sanitary District  
Street and Apt. No., or PO Box No.: 1072 TICO ROAD  
City, State, ZIP+4®: Ojai, CA 93023

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions



CAMARILLO  
2150 PICKWICK DR  
CAMARILLO, CA 93010-9998  
(800)275-8777

10/24/2024 11:15 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Ojai, CA 93023			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Sat 10/26/2024			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 2071 0387 50			\$5.58
<b>Total</b>			<b>\$5.58</b>

Grand Total: \$5.58

Debit Card Remit \$5.58  
Card Name: MasterCard  
Account #: XXXXXXXXXXXXXXX7031  
Approval #: 024478  
Transaction #: 933  
Receipt #: 054346  
Debit Card Purchase: \$5.58  
AID: A0000000042203 Chip  
AL: US Debit  
PIN: Verified US Debit

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail  
Track your Packages  
Sign up for FREE®  
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

1  
2



## Track USPS package

9589071052702071038750

Track



USPS package #9589071052702071038750

[www.usps.com](http://www.usps.com)

# Delivered: Mon, Oct 28, 01:51 PM



Processed

In transit

Delivered

DATE	TIME	LOCATION	STATUS
Oct 28	1:51 PM	Ojai, CA, United States	Delivered, left with individual
Oct 27	12:00 AM		In transit to next facility
Oct 24	9:14 PM	Santa Barbara CA Distribution Center	Arrived at USPS regional facility
Oct 24	6:25 PM	Camarillo, CA, United States	Departed post office
Oct 24	11:14 AM	Camarillo, CA, United States	USPS in possession of item

Data from usps.com

1


EXHIBIT AA 2020-2021 OVSD Fees \$703.68 (one set of annual sewer fees)

1

1

**2020 - 21 VENTURA COUNTY SECURED TAX STATEMENT**

**STEVEN HINTZ, TREASURER-TAX COLLECTOR**  
**800 SOUTH VICTORIA AVE**  
**VENTURA, CA 93009-1290**



PHONE	SERVICE AGENCY	RATE PER \$100	AMOUNT
805-654-3181	PROP 13 MAXIMUM 1% TAX	1.000000	1039.06
805-383-1981	UNI SCH BD OJAI	0.016200	16.83
805-383-1981	VTA COMM COLLEGE BD	0.015000	15.58
805-383-1981	UNI SCH BD OJAI #2	0.031200	32.42
805-649-2251	CASITAS MUN WTR BD	0.006437	6.69

\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 93023 Tray 25 : Piece 6695  
 Vane Richard H-Larisa V Tr  
 30 La Cumbra St  
 Oak View CA 93022-9514

**GENERAL TAX TOTAL: \$1,110.58**

PHONE	SERVICE AGENCY	DIST / ZONE	AMOUNT
805-672-2106	ZN1 UNINC NPDES	1454	1.52
805-672-2106	ZN1 UNINC WPD NPDES	1420	4.36
805-654-2816	VECTOR CONTROL	0301	5.80
805-672-2106	ZN1 FLDCTRL MAINT	1404	21.38
800-273-5167	OAKVIEW SCHOOL PRESERV	1741	75.66
805-646-5548	OJAI VLY SANI-OAK VIEW	0402	703.68

**OWNER OF RECORD**      JANUARY 1, 2020  
**VANE RICHARD H-LARISA V TR**

**SITUS/ADDRESS**  
 30 LA CUMBRA

2

3

EXHIBIT AB 2021-2022 OVSD Fees \$1438.08 (two sets of annual sewer fees)

1

2021 - 22 VENTURA COUNTY SECURED TAX STATEMENT

STEVEN HINTZ, TREASURER-TAX COLLECTOR  
 800 SOUTH VICTORIA AVE  
 VENTURA, CA 93009-1290



PHONE	SERVICE AGENCY	RATE PER \$100	AMOUNT
805-654-3181	PROP 13 MAXIMUM 1% TAX	1.000000	1049.81
805-383-1981	UNI SCH BD OJAI	0.025800	27.08
805-383-1981	VTA COMM COLLEGE BD	0.014800	15.54
805-383-1981	UNI SCH BD OJAI #2	0.022100	23.20
805-383-1981	UNI SCH BD OJAI #3	0.015900	16.69
805-649-2251	CASITAS MUN WTR BD	0.006805	7.14

\*\*\*\*\*AUTO\*\*ALL FOR AADC 931 Tray 81 : Piece 16459

Vane Richard H-Larisa V Tr  
 4635 Via Aciando  
 Camarillo CA 93012-4047



GENERAL TAX TOTAL: \$1,139.46

OWNER OF RECORD                      JANUARY 1, 2021  
 VANE RICHARD H-LARISA V TR

SITUS/ADDRESS  
 30 LA CUMBRA

PHONE	SERVICE AGENCY	DIST / ZONE	AMOUNT
805-672-2108	ZN1 UNINC NPDES	1454	1.52
805-672-2108	ZN1 UNINC WPD NPDES	1420	4.36
805-654-2816	VECTOR CONTROL	0301	5.96
805-672-2108	ZN1 FLDCTRL MAINT	1404	21.38
800-273-5167	OAKVIEW SCHOOL PRESERV	1741	77.38
805-646-5548	OJAI VLY SANI-OAK VIEW	0402	<u>1438.08</u>



EXHIBIT AC 2022-2023 OVSD Fees \$1450.80 (two sets of annual sewer fees)

1

2022 - 23 VENTURA COUNTY SECURED TAX STATEMENT

STEVEN HINTZ, TREASURER-TAX COLLECTOR  
 800 SOUTH VICTORIA AVE  
 VENTURA, CA 93009-1290



PHONE	SERVICE AGENCY	RATE PER \$100	AMOUNT
805-654-3181	PROP 13 MAXIMUM 1% TAX	1.000000	1070.80
805-383-1982	UNI SCH BD OJAI	0.014100	15.09
805-383-1982	VTA COMM COLLEGE BD	0.014200	15.21
805-383-1982	UNI SCH BD OJAI #2	0.024300	26.02
805-383-1982	UNI SCH BD OJAI #3	0.006900	7.39
805-649-2251	CASITAS MUN WTR BD	0.008958	9.59

\*\*\*\*\*AUTO\*\*ALL FOR AADC 931 Tray 81 : Piece 16464

Vane Richard H-Larisa V Tr  
 4635 Via Aciando  
 Camarillo CA 93012-4047



GENERAL TAX TOTAL: \$1,144.10

OWNER OF RECORD      JANUARY 1, 2022  
 VANE RICHARD H-LARISA V TR

SITUS/ADDRESS  
 30 LA CUMBRA

PHONE	SERVICE AGENCY	DIST / ZONE	AMOUNT
805-672-2108	VCWPD ZN1 UNINC NPDES	1454	1.52
805-672-2108	VCWPD ZN1UNIN WP NPDES	1420	4.36
805-654-2816	VECTOR CONTROL	0301	6.14
805-672-2108	VCWPD ZN1FLD CTRLMAINT	1404	21.38
800-273-5167	OAK VIEW SCH PRESERV	1741	79.70
805-646-5548	OJAI VLY SANI-OAK VIEW	0402	1450.80

EXHIBIT AD 2023-2024 OVSD Fees \$1418.88 (two sets of annual sewer fees)

1



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 93012 Tray 21 : Piece 4630



Vane Richard H-Larisa V Tr  
4635 Via Aciando  
Camarillo CA 93012-4047

**Sue Horgan**  
**Treasurer-Tax Collector**  
**(805) 654-3744**  
**www.venturapropertytax.org**

SITUS Address: 30 La Cumbra St, Ojai  
Owner of Record as of January 01, 2023  
Vane Richard H-Larisa V Tr

<b>Parcel Number:</b> 033-0-190-075	<b>Bill Request Code:</b>	<b>Tax Rate Area (TRA):</b> 70028	<b>Assessment Number:</b> 202300010666	<b>Assessment Revision:</b> 00
<b>Bill Number:</b> 202301010666	<b>Bill Revision:</b> 00	<b>Effective Tax Year:</b> 2023/24	<b>Billed Tax Year:</b> 2023/24	<b>Billed Date:</b> 09/26/2023

Value Type	Assessed Value	Taxing Agency	Phone	Tax Rate	x Assessed Value	= Tax Amount
Land & Minerals	30,624	14001101 - PROP 13 MAXIMUM 1% TAX	805-654-3181	1.000000	109,221	\$1,092.21
Improvements	78,597	12004103 - UNI SCH BD QJAI	805-383-1982	0.013500	109,221	\$14.74
Fixture		12004104 - UNI SCH BD QJAI #2	805-383-1982	0.023200	109,221	\$25.34
Trees & Vines		12004105 - UNI SCH BD QJAI #3	805-383-1982	0.009900	109,221	\$10.81
<b>Total Land &amp; Improvement Value</b>	<b>109,221</b>	12015103 - VTA COMM COLLEGE BD	805-383-1982	0.014400	109,221	\$15.73
Personal Property		18605101 - CASITAS MUN WTR BD	805-649-2251	0.007154	109,221	\$7.81
<b>Total Gross Value</b>	<b>109,221</b>			<b>1.068154</b>	<b>General Tax Subtotal:</b>	<b>\$1,166.64</b>
Homeowner Exemption		14011101 - OAK VIEW SCH PRESERV	800-273-5167	17-41		\$82.08
Other Exemptions		16200101 - VECTOR CONTROL	805-654-2816	03-01		\$6.32
<b>Total Net Value</b>	<b>109,221</b>	17059102 - QJAI VLY SANI-OAK VIEW	805-646-5548	04-02		\$1,418.88
10% \$463 Penalty		26110103 - VCWPD ZN1 UNINC WPD NPDES	805-672-2106	14-20		\$4.36
<b>Total Assessed Value</b>	<b>109,221</b>	26110107 - VCWPD ZN1 UNINC NPDES	805-672-2106	14-54		\$1.52
<b>R&amp;T Codes:</b>		36110101 - VCWPD ZN 1 FLD CTRL MAINT	805-672-2106	14-04		\$21.38
					<b>Direct Assessment Subtotal:</b>	<b>\$1,534.54</b>

1

2

EXHIBIT AE 2024-2025 OVSD Fees \$14,133.16  
(two sets of annual sewer fees and additional capacity fees)

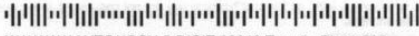
1

COUNTY OF VENTURA  
 TREASURER-TAX COLLECTOR  
 800 SOUTH VICTORIA AVENUE  
 VENTURA, CA 93009-1290



**2024/25 TAX BILL**  
**ANNUAL SECURED**  
 COUNTY-CITIES-SCHOOLS-SPECIAL  
 DISTRICTS OF VENTURA COUNTY  
 Fiscal Year July 01, 2024 to June 30, 2025

**Sue Horgan**  
 Treasurer-Tax Collector  
 (805) 654-3744  
 ventura.org/ttc



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 93012 Tray 5 : Piece 991  
 Vane Richard H-Larisa V Tr  
 4635 Via Aciando  
 Camarillo CA 93012-4047



SITUS Address: 30 La Cumbra St, Ojai  
 Owner of Record as of January 01, 2024  
 Vane Richard H-Larisa V Tr

Parcel Number: 033-0-190-075	Bill Request Code:	Tax Rate Area (TRA): 70028	Assessment Number: 202430010945	Assessment Revision: 00
Bill Number: 202401089379	Bill Revision: 00	Effective Tax Year: 2024/25	Billed Tax Year: 2024/25	Billed Date: 09/29/2024

Value Type	Assessed Value	Taxing Agency	Phone	Tax Rate	x Assessed Value	= Tax Amount
Land & Minerals	31,237	14001101 - PROP 13 MAXIMUM 1% TAX	805-654-3181	1.000000	111,405	\$1,114.04
Improvements	80,168	12004103 - UNI SCH BD OJAI	805-383-1982	0.013600	111,405	\$15.15
Fixture		12004104 - UNI SCH BD OJAI #2	805-383-1982	0.022300	111,405	\$24.84
Trees & Vines		12004105 - UNI SCH BD OJAI #3	805-383-1982	0.027600	111,405	\$30.75
<b>Total Land &amp; Improvement Value</b>	<b>111,405</b>	12015103 - VTA COMM COLLEGE BD	805-383-1982	0.013700	111,405	\$15.26
Personal Property		18605101 - CASITAS MUN WTR BD	805-649-2251	0.008044	111,405	\$8.96
<b>Total Gross Value</b>	<b>111,405</b>			<b>1.085244</b>	<b>General Tax Subtotal:</b>	<b>\$1,209.00</b>
Homeowner Exemption		14011101 - OAK VIEW SCH PRESERV	800-273-5167	17-41		\$84.56
Other Exemptions		16200101 - VECTOR CONTROL	805-654-2816	03-01		\$6.50
<b>Total Net Value</b>	<b>111,405</b>	17059102 - OJAI VLY SANI-OAK VIEW	805-646-5548	04-02		\$14,133.16
10% \$463 Penalty		26110103 - VCWPD ZN1 UNINC WPD NPDES	805-672-2106	14-20		\$4.36
<b>Total Assessed Value</b>	<b>111,405</b>	26110107 - VCWPD ZN1 UNINC NPDES	805-672-2106	14-54		\$1.52
<b>R&amp;T Codes:</b>		36110101 - VCWPD ZN 1 FLD CTRL MAINT	805-672-2106	14-04		\$21.38
<b>Other Exemptions:</b>					<b>Direct Assessment Subtotal:</b>	<b>\$14,251.48</b>

1

2

EXHIBIT AF List of Properties with Deferred Capacity Fees

1

2

1

## Deferred Payment Capacity Fees 2/2017 - 10/2024

APN	Street	City	Total
011-0-250-365	12784 BLUE HERON	Ojai, CA 93023	\$ 16,023.82
018-0-170-225	274 CRUZERO ST	Ojai, CA 93023	\$ 16,023.82
023-0-142-150	606 PEARL ST	Ojai, CA 93023	\$ 16,023.82
022-0-025-010	714 MONTGOMERY ST	Ojai, CA 93023	\$ 16,023.82
022-0-130-095	404 SHADY LN	Ojai, CA 93023	\$ 16,023.82
022-0-040-240	1102 DROWN AV	Ojai, CA 93023	\$ 1,700.00
018-0-061-175	879 LA LUNA AV	Ojai, CA 93023	\$ 16,023.82
011-0-250-015	12516 MAC DONALD DR	Ojai, CA 93023	\$ 16,023.82
028-0-171-090	1113 DEL PRADO CT	Ojai, CA 93023	\$ 16,023.82
019-0-082-150	1361 CUYAMA RD	Ojai, CA 93023	\$ 16,023.82
017-0-083-110	263 LOMITA AV	Ojai, CA 93023	\$ 16,023.82
020-0-202-110	414 MATILJA ST	Ojai, CA 93023	\$ 5,127.62
017-0-090-280	204 EL ROBLAR DR	Ojai, CA 93023	\$ 16,498.82
022-0-012-480	304 Douglas Street	Ojai, CA 93023	\$ 16,498.82
031-0-114-165	258 Burnham Road	Ojai, CA 93023	\$ 16,498.82
017-0-040-160	211 N La Luna Avenue	Ojai, CA 93023	\$ 16,498.82
031-0-112-265	219 Burnham Road	Ojai, CA 93023	\$ 16,498.82
024-0-072-265	139 Oak Glen Avenue	Ojai, CA 93023	\$ 16,498.82
061-0-090-295	Prospect Street	Ojai, CA 93023	\$ 16,498.82
022-0-012-310	1009 Daly Road	Ojai, CA 93023	\$ 16,498.82
033-0-050-625	1391 Nova Lane	Ojai, CA 93023	\$ 8,581.65
024-0-132-075	360 SADDLE LN	Ojai, CA 93023	\$ 8,382.38
020-0-021-130	715 Del Oro Drive	Ojai, CA 93023	\$ 16,498.82
022-0-110-480	801 GRAND AV	Ojai, CA 93023	\$ 5,127.62
022-0-100-130	707 Grand Avenue	Ojai, CA 93023	\$ 8,807.38
019-0-051-070	445 MONTANA CR	Ojai, CA 93023	\$ 8,382.38
019-0-010-415	1289 Meimers Road	Ojai, CA 93023	\$ 16,498.82
024-0-101-020	2144 E Ojai Avenue	Ojai, CA 93023	\$ 16,498.82
061-0-212-050	8380 Edison Drive	Ventura, CA 93001	\$ 32,522.64
018-0-022-145	765 Tico Road	Ojai, CA 93023	\$ 14,575.94
022-0-152-160	310 N Fulton Street	Ojai, CA 93023	\$ 5,602.65
023-0-141-120	110 Fox Street	Ojai, CA 93023	\$ 5,602.62
028-0-181-135	1201 San Ramon Way	Ojai, CA 93023	\$ 32,522.64
031-0-111-145	39 Chaparral Road	Ojai, CA 93023	\$ 12,012.14
033-0-030-165	1533 Orchard Drive	Ojai, CA 93023	\$ 8,807.38
017-0-121-400	128-140 S La Luna Avenue	Ojai, CA 93023	\$ 16,498.82
017-0-122-150	135 Arnaz Avenue	Ojai, CA 93023	\$ 7,450.47
023-0-061-100	301 TOPA TOPA DR	Ojai, CA 93023	\$ 5,127.62
034-0-230-025	10617 ENCINO DR	Ojai, CA 93023	\$ 5,127.62
031-0-110-030	Larmier (not found)	Larmier (not found)	\$ 8,382.38

2

3



017-0-192-040	330 S Padre Juan Avenue	Ojai, CA 93023	\$ 20,202.96
023-0-090-310	531 Ventura Street	Ojai, CA 93023	\$ 16,498.82
028-0-100-110	1334 E Ojai Avenue	Ojai, CA 93023	\$ 16,498.82
063-0-153-205	252 FRASER LN	Ventura, CA 93001	\$ 7,050.47
018-0-061-335	1035 La Luna Road	Ojai, CA 93023	\$ 8,807.38
022-0-040-080	1114 N Drown Avenue	Ojai, CA 93023	\$ 16,498.82
022-0-140-300	303 Drown	Ojai, CA 93023	\$ 8,807.38
063-0-153-205	252 Fraser Lane	Ventura, CA 93001	\$ 7,625.47
019-0-092-030	1010 W Ojai Avenue	Ojai, CA 93023	\$ 19,493.41
022-0-100-130	707 Grand Avenue	Ojai, CA 93023	\$ 8,807.38
021-0-113-110	307 ALISO ST	Ojai, CA 93023	\$ 7,050.47
021-0-113-110	307 ALISO ST	Ojai, CA 93023	\$ 8,382.38
019-0-092-080	925 Cuyama Road	Ojai, CA 93023	\$ 8,973.32
021-0-113-110	307 E Aliso Street	Ojai, CA 93023	\$ 15,857.85
031-0-094-585	367 Riverside Road	Oak View, CA 93022	\$ 8,807.38
063-0-071-145	5217 NORWAY DR	Ventura, CA 93001	\$ 6,410.33
031-0-181-145	85 LA CROSSE DR	Ojai, CA 93023	\$ 7,050.47
022-0-140-340	209 DROWN AV	Ojai, CA 93023	\$ 7,050.47
019-0-094-120	918 Cuyama Road	Ojai, CA 93023	\$ 10,922.82
020-0-130-080	706 El Paseo Road	Ojai, CA 93023	\$ 10,896.32
033-0-110-315	1740 Country Drive	Ojai, CA 93023	\$ 16,498.82
061-0-171-120	9210 N. Ventura Ave	Ventura, CA 93001	\$ 16,498.82
022-0-162-075	112 Shady Lane	Ojai, CA 93023	\$ 8,332.38
022-0-162-015	11100 Ojai-Santa Paula Road	Ojai, CA 93023	\$ 8,332.38
019-0-094-100	205 Sierra Road	Ojai, CA 93023	\$ 5,602.62
020-0-090-070	708 Cuyama Road	Ojai, CA 93023	\$ 8,106.65
022-0-100-080	208 N. Drown Ave	Ojai, CA 93023	\$ 7,050.47
022-0-140-630	605 E. Oak Street	Ojai, CA 93023	\$ 16,664.14
021-0-042-060	106 E. Eucalyptus St	Ojai, CA 93023	\$ 12,178.08
022-0-012-515	1303 N. Montgomery St	Ojai, CA 93023	\$ 8,332.38
061-0-031-235	227 Prospect St.	Oak View, CA 93022	\$ 16,023.82
017-0-250-200	569 Tico Road	Ojai, CA 93023	\$ 8,332.38
017-0-365-260	1400 Arundale Access	Ojai, CA 93023	\$ 20,766.36
061-0-276-055	920 Encore Street	Oak View, CA 93022	\$ 7,050.47
061-0-061-025	2335 Apricot Street	Oak View, CA 93022	\$ 7,050.47
017-0-040-150	235 North La Luna Ave	Ojai, CA 93023	\$ 16,023.82
033-0-240-295	26 Feliz Drive	Oak View, CA 93022	
018-0-101-115	1186 S. Rice Road	Ojai, CA 93023	\$ 7,525.47
031-0-171-370	55 Sunset Street	Oak View, CA 93022	\$ 5,127.62
061-0-063-165	42 Magnolia Street	Ventura, CA 93001	\$ 16,023.82
022-0-030-520	902 Daly Road	Ojai, CA 93023	\$ 5,127.62
022-0-040-250	809 Mountain View Ave	Ojai, CA 93023	\$ 7,050.48

1

2

061-0-126-105	682 Spring St.	Oak View, CA 93022	\$ 8,382.39
063-0-153-195	240 Fraser Lane	Ventura, CA 93001	\$ 12,178.10
031-0-065-145	64 Calle Vista Del Monte	Oak View, CA 93022	\$ 8,382.39
024-0-103-160	1988 E. Ojai Ave.	Ojai, CA 93023	\$ 16,023.82
019-0-081-030	353 Montana Road	Ojai, CA 93023	\$ 12,178.10
017-0-122-130	908 Pleasant Ave.	Ojai, CA 93023-2045	\$ 8,332.39
022-0-192-160	511 W. Eucalyptus St.	Ojai, CA 93023	\$ 8,332.39
017-0-072-100	2231 Maricopa Highway	Ojai, CA 93023	\$ 6,409.53
024-0-103-160	1988 E. Ojai Ave.	Ojai, CA 93023	\$ 16,023.82
018-0-072-020	999 El Centro St.	Ojai, CA 93023	\$ 16,023.82
017-0-180-635	P.O. Box 503	Ojai, CA 93023	\$ 16,023.82
021-0-113-310	207 N. Montgomery St.	Ojai, CA 93023	\$ 16,023.82
061-0-034-205	171 Mountain View St.	Oak View, CA 93022	
018-0-102-235	1108 S. La Luna Ave.	Ojai, CA 93023	\$ 16,023.82
031-0-094-305	578 Burnham Road	Oak View, CA 93022	\$ 8,332.39
017-0-143-140	121 N. Encinal Ave.	Ojai, CA 93023	\$ 7,050.48
			<b>\$ 1,163,180.04</b>