

APN	Account	Contact	Situs Address
320020115	N/A	SANDERS JAMES M-MARYETTA TR	2235 LOS ENCINOS RD
320063075	N/A	WESTBROOK ROBERT W-TERESA A	2236 BURNHAM RD
320050235	N/A	SMITH CHARLENE A	2238 LOS ENCINOS RD
190010365	N/A	OGDEN SHARON A	2240 MARICOPA
320201015	N/A	BALLARD KENNETH L	2243 LOS ENCINOS RD
320061015	N/A	SEYMOUR KEITH W-JANE TR	2246 LOS ENCINOS RD
320061105	N/A	MC ELROY CHARLOTTE A* WATTS CHARLOTTE	2250 LOS ENCINOS RD
320062015	N/A	KORTLANDER KAREN L TR	2251 LOS ENCINOS RD
320061095	N/A	FARRAR JOHN C-DENNICE D	2256 LOS ENCINOS RD
320062025	N/A	CLUFF CATHERINE S	2261 LOS ENCINOS RD
320050055	N/A	O CONNOR ROBERT J JR	2265 BURNHAM RD
320063065	N/A	CLARKE TED W TRUST EST ATTN JOHN JACOBS	2266 BURNHAM RD
320050065	N/A	MARTIN CATHERINE	2267 BURNHAM RD
190010355	N/A	MONTGOMERY AGNES C TRUST	2270 MARICOPA HY
320062175	N/A	PARSONS RICHARD SEP PROP TR	2271 LOS ENCINOS RD
320062185	N/A	STALLINGS CHARLES M-ESTELLE	2275 LOS ENCINOS RD
320061035	N/A	HILL ROBERT A-KATHLEEN K	2276 LOS ENCINOS RD
320062045	N/A	LEAVITT 1994 LTD PARTNERSHIP ATTN RANDY LEAVITT	2281 LOS ENCINOS RD
320061045	N/A	THOMPSON GEORGE EXECUTOR ATTN SAMUEL G THOMPSON EST	2284 LOS ENCINOS RD
280120105	N/A	WECHTER KATHRYN TR WECHTER KATHRYN	2285 OJAI AV
330060680	N/A	CORNELIUS KENNETH L-VALERIE	229 VILLANOVA RD
320063055	N/A	MARKES JEAN TR	2290 BURNHAM RD
320061085	N/A	PROCTOR JAMES B-DEBORAH TR	2291 BURNHAM RD
240090305	N/A	PARK ONA C	2296 OJAI AV
240090315	N/A	PARK ONA C	2296 OJAI AV
320061055	N/A	KELLY HARLEY B-SERENA J	2298 LOS ENCINOS RD
240090365	N/A	PLOTT NORMAN J JR-LISA D	230 BOARDMAN RD
240072335	N/A	DESBROW MARTY-LORRIE	230 FAIRWAY LN
320062055	N/A	WILSON CRAIG HULETT TRACY	2301 LOS ENCINOS RD
240102020	N/A	ATKINSON ROSS E-PATRICIA TR	233 AV DE LA VEREDA
240103070	N/A	ENGLAND DAVID J-JOANNA C	233 AV DEL RECREO
330060670	N/A	ODLE THOMAS D-YVONNE C	233 VILLANOVA RD
320061065	N/A	FORD LEAH TRUST	2330 LOS ENCINOS RD
240101100	N/A	WILLIAMS WALTER L-RONDA E	234 AV DE LA VEREDA
240102190	N/A	YAZADZHEIV DIMITAR S	234 AV DEL RECREO
210104040	N/A	POLITO JOSEPH R TRUST ATTN DON L CARLTON REALTORS	236 MATILUA AV
330060660	N/A	WATSON GEORGE H-DEBORAH TR	237 VILLANOVA RD
320062195	N/A	KAWACHI JOYCE TR LAY ROBERT S TR	2375 LOS ENCINOS RD
240072615	N/A	BASSIS ANDREW M	239 BOARDMAN RD
240072675	N/A	EXON JIM JR-KIM F TR	239 OAK GLEN AV
240090355	N/A	SIMMS VANCE-CHERYL	240 BOARDMAN RD
310101395	N/A	THOMPSON LARRY A-SUSAN C	240 RIVERSIDE RD
330060690	N/A	GOMES MICHAEL E-JILL A	241 VILLANOVA RD
280040110	N/A	SALEH 1984 FAMILY TRUST	2455 FORDYCE RD
100101040	N/A	CRAIN SALLY C	2469 MARICOPA HY
240072625	N/A	TODD GLENN R-SUSANNE M	247 BOARDMAN RD
280040100	N/A	KUNEY JOHN R TR SEBASTIAN CHRISTY S TR	2477 FORDYCE RD
310200035	N/A	KELSCH DENNIS D-ELIZABETH A	248 ROCKAWAY RD
240090345	N/A	BARNETT CHARLES G TR	250 BOARDMAN RD
310101225	N/A	MORGAN JOHN F-CONNIE S	250 RIVERSIDE DR
240102250	N/A	DITCHFIELD MARTHA TR	251 AV DE LA VEREDA
240103080	N/A	NELSON RUSSELL W-FRANCINE G	251 AV DEL RECREO
240101110	N/A	KONCZAL THOMAS G-DOLORES TR	252 AV DE LA VEREDA
240102180	N/A	AUFDERHEIDE JOHN G	252 AV DEL RECREO
240072475	N/A	SAMADZADEH KOOROS HALVORSON MARIA L	252 FAIRWAY LN
280040130	N/A	LAPADAKIS DEAN	2525 FORDYCE RD
310091015	N/A	FUTURE MHPS LLC	255 BURNHAM RD
310112075	N/A	FUTURE MHPS LLC	255 BURNHAM RD

APN	Account	Contact	Situs Address
100120020	N/A	REED MICHAEL L-DEANNE R	255 FAIRVIEW RD
100101030	N/A	PORRAS FERNANDO	2569 MARICOPA HY
310114065	N/A	WONG PHILIP-MANLING TRUST	257 RIVERSIDE RD
310114165	N/A	VILLALPANDO RAFAEL-MAGDALENA	258 BURNHAM RD
190020350	N/A	L A G FAMILY TR ATTN LUCILA ARANGO TTEE	260 FAIRVIEW RD
190020380	N/A	L A G FAMILY TR ATTN LUCILA ARANGO TTEE	260 FAIRVIEW RD
100120165	N/A	HOLDEN JEROME T-KERRY A	260 RUNNING RIDGE TL
240102240	N/A	MATTHEWS CYNTHIA W	263 AV DE LA VEREDA
240103090	N/A	COOK JULIE M	263 AV DEL RECREO
310112105	N/A	COCAIN ROBERT V-TAMMY	263 BURNHAM RD
330060490	N/A	RONEY FRANCES D TRUST	263 VILLANOVA RD
280040020	N/A	FRIENDS RANCHES INC	2631 FORDYCE
100101020	N/A	KENTON JACK-MARIE L	2635 MARICOPA HY
100101150	N/A	KENTON JACK-MARIE L TR	2635 MARICOPA HY
100102270	N/A	BARNARD PROPERTIES LLC	2636 MARICOPA HY
240101120	N/A	HOPE ROBERT B-APRIL C	264 AV DE LA VEREDA
240102170	N/A	CARTER BERT A-LANAE D	264 AV DEL RECREO
240072465	N/A	WRATHER DAVID Y TRUST	264 FAIRWAY LN
280112065	N/A	RUDD CHARLES R-LOLA L TRUST	2644 GRAND AV
330060500	N/A	KRANTZ CRAIG KRANTZ JOANNE L	265 VILLANOVA RD
280112050	N/A	HANISH SEAN L-KILEY K	2650 GRAND AV
100120180	N/A	PARK-SHERBO ARCHIE-B R TR	267 FAIRVIEW RD
280120010	N/A	RUDD CHARLES R-LOLA L TRUST	2688 GRAND AV
100090080	N/A	HAQUE IRSHAD U-LINDA G	2705 MARICOPA RD
100120220	N/A	WHIPPLE V THAYNE II-SHERYL B ATTN PAYTRUST 6289	271 FAIRVIEW RD
310200025	N/A	WALLIN ELIZABETH	272 ROCKAWAY RD
170010340	N/A	SMITH WILLIS SUR TR EST ETAL ATTN KEVIN L SMITH TTEE	273 LA LUNA AV
280130045	N/A	ROBERTS BRIDGIT TRUST ATTN MARK FRIEDMAN TTEE	2735 GRAND AV
240102230	N/A	HOMMERDING JAMES A-HOPE S	275 AV DE LA VEREDA
240103100	N/A	RIDENOUR QUANAH T-SUMMER A	275 AV DEL RECREO -
100120230	N/A	BARNES GERALD B-DOLORES L TR	275 FAIRVIEW LN
310114055	N/A	GAYNOR CHARLES-NADENE TRUST	275 RIVERSIDE RD
310200195	N/A	BARKHORDARI NASSER YAZDI N A B	275 ROCKAWAY RD
240101130	N/A	HUNT EDWARD A-DONNA K TR	276 AV DE LA VEREDA
240102160	N/A	IVES HEIDI EXEC ATTN MADELYN G WINSLOW EST	276 AV DEL RECREO
310114045	N/A	GOODSON TERRY E	276 BURNHAM RD
100120175	N/A	HEALTH CORE TR LANGE JULIAN L-SUSAN E TRS	276 RUNNING RIDGE TL
100120240	N/A	ARTHUR JORDAN-JANE	279 FAIRVIEW RD
100102290	N/A	YU CHANG S-OK H	2800 MARICOPA HY
330060560	N/A	SWANNER DANIEL V-KRISTA L	283 VILLANOVA RD
310092075	N/A	GRIFFIN JAMES M TR	285 RIVERSIDE RD
310200185	N/A	SALUPPO JOHN GEDDES JOAN	285 ROCKAWAY RD
100090060	N/A	SCHOCKOW DONALD-SANDRA TR	2871 MARICOPA HY
310101355	N/A	LONG PHIL	288 RIVERSIDE RD
310092065	N/A	BUSS DONALD J-MARVIS J TR	289 RIVERSIDE RD
240072345	N/A	FINS ALBERTA TRUST A	290 FAIRWAY LN
310200015	N/A	COLOMBO CHRISTINA	290 ROCKAWAY RD
100060100	N/A	OMA-PACIFIC	2900 MARICOPA RD
240102290	N/A	LECLERE JOANN	291 AV DE LA VEREDA
240103110	N/A	AMEND RICHARD-SUSAN	291 AV DEL RECREO
240101140	N/A	LITTLE JAMES-TINA TR	292 AV DE LA VEREDA
240102150	N/A	PETZOLD CHARLES D-TERESA	292 AV DEL RECREO
310092035	N/A	WILSON DAVID LEWIS MARY J	292 BURNHAM RD
310092115	N/A	STEPHENSON DOROTHY L TRUST	293 RIVERSIDE RD
310092125	N/A	STROUD MARION A-MARY H	294 BURNHAM RD
310091035	N/A	SEEGER RONALD L-DEBRA A	295 BURNHAM RD
310101195	N/A	MOORE KATHIE M	296 RIVERSIDE RD
100060060	N/A	WERBERGER FRANK W-RAE JEAN	2970 MARICOPA HY

APN	Account	Contact	Situs Address
190094030	N/A	FEATHERSTONE TOM-DONNA	300 DEL NORTE RD
190020210	N/A	LEVIN ROBERT M-LISA S	300 FAIRVIEW RD
310101215	N/A	OSTBY DAVID E-KATHLEEN A	300 RIVERSIDE RD
100120100	N/A	ALLEN PATRICIA B TRUST	300 RUNNING RIDGE TL
310091045	N/A	WILSON GARY M	301 BURNHAM RD
190093010	N/A	WILSON OLIVER T TR TIERHAARA KAARINA I TR	301 DEL NORTE RD
310094465	N/A	NAVA RIGOBERTO-CONSUELO M	301 RIVERSIDE RD
190020170	N/A	PAULIN KENNETH R-DONNA M	302 FAIRVIEW
210074090	N/A	PRAIRIE DENNIS E-JANICE J	303 LION ST
310094475	N/A	MEDINA RODOLFO-PAMELA	303 RIVERSIDE RD
220012480	N/A	VAUGHAN MICHAEL-MARSHA	304 DOUGLAS ST
190020180	N/A	SULLIVAN THOMAS W-SUSAN C	304 FAIRVIEW RD
200090050	N/A	CLINE E RODERICK-VICTORIA L	305 PALOMAR RD
200110050	N/A	WASHBURN FREDERIC-BARBARA TR	305 TICO RD
230072060	N/A	WEIRICK RICHARD C TR	305 VENTURA ST
190094040	N/A	YEE LAWRENCE K-KATHLEEN H	306 DEL NORTE RD
190020190	N/A	BRAUN JEFFREY B	306 FAIRVIEW
230100200	N/A	KENNEDY MARY C KEIT RICHARD T	307 MONTGOMERY ST
200100060	N/A	KLEIN ROBERT	308 TICO RD
190093050	N/A	WHALEY JON A-JODY J	309 DEL NORTE RD
200073040	N/A	BURKE WILLIAM J JR-BONNIE K	309 MC KEE ST
310094485	N/A	PENDREY WAYNE-DEBORAH TR	309 RIVERSIDE RD
190020310	N/A	CROSSMAN THOMAS-DOROTHY TR	310 FAIRVIEW RD
200192120	N/A	VAN HOUTEN JOHN-KELLY TR	310 FOOTHILL RD
200100050	N/A	OAK KNOLL TRUST ATTN WILLIAM J MONNOT TTEE	310 PALOMAR RD
240102280	N/A	GOLDING RONALD L-BARBARAJ	311 AV DE LA VEREDA
200090180	N/A	FEIGIN DAVID R TR GREENFIELD-FEIGIN NANCY TR	311 PALOMAR RD
230072070	N/A	OJAI CITY OF ATTN CITY CLERK	311 VENTURA ST
240101150	N/A	BOWMAN MARK G-CAROLYN	312 AV DE LA VEREDA
240102140	N/A	SULLIVAN PATRICK J-JANINE L	312 AV DEL RECREO
100110070	N/A	BRUTOCO RINALDO-S-LALLA D	312 FAIRVIEW
330060605	N/A	MCCARTHY R JEAROLENE	313 VILLANOVA RD
190094050	N/A	JAMES ROSEMARY J	314 DEL NORTE RD
190093030	N/A	ROTELLO JAMES P-BOBBYE G	315 DEL NORTE RD
240103220	N/A	BREEN DANIEL G-VICTORIA L	317 AV DEL RECREO
100110090	N/A	JACOBS ALLAN ET AL	317 FAIRVIEW RD
240102070	N/A	WERBER MARVIN THORNBURG BARBARA A TR	319 AV DE LA VEREDA
190093040	N/A	MACDONALD DOUGLAS R CARREON CARRIE K	321 DEL NORTE RD
100110100	N/A	REED TIMOTHY-NONA	321 FAIRVIEW RD
240101160	N/A	SUTTON JANE C	322 AV DE LA VEREDA
240102210	N/A	MORGAN DAVID T-VIRGINIA A TR	322 AV DEL RECREO
100080210	N/A	OMA-PACIFIC	3237 MARICOPA RD
190094080	N/A	CLIMER DALE-KERRI	333 SIERRA RD
330130085	N/A	JLB RANCHO LA VISTA LLC ATTN LORING WARD	334 VILLANOVA RD
310091165	N/A	GUESS WALTER O JR	335 BURNHAM RD
330060765	N/A	O REILLY PAUL J-MARGARET A	335 VILLANOVA RD
310094315	N/A	DIAZ ISIDRO*-EVANGELINA* DIAZ EFRAIN	336 BURNHAM RD
330100120	N/A	ADAMS RICHARD N-VERNA J TR	336 CORTA ST
190082070	N/A	MINYARD BOB L-KATHRYN K	338 BONITA DR
240102080	N/A	HUIH CAROLYN B	339 AV DE LA VEREDA
310091155	N/A	BERMAN SPENCER	339 BURNHAM RD
310114245	N/A	GUTIERREZ LOUIS JR-IRENE R	34 CHAPARREL RD
240101170	N/A	NOLAN KATHLEEN TR	340 AV DE LA VEREDA
240102200	N/A	BEMEL BRIAN-ANN BEMEL BARBARA	340 DEL RECREO
310101165	N/A	PRICE LOUIS R SR	350 RIVERSIDE
240102090	N/A	CHAPMAN LINDA J	361 AV DE LA VEREDA
190082080	N/A	DETMER ARNOLD F-MARY A TR	361 BONITA DR
240101180	N/A	PURDY MICHAEL L-TR	362 AV DE LA VEREDA

APN	Account	Contact	Situs Address
240102120	N/A	GLENN RICHARD L-MARY I	362 AV DEL RECREO
310210245	N/A	STEVENS FRED A JR-DONNA S	365 BURNHAM RD
310094265	N/A	SHANK MICHAEL-REBECCA	375 RIVERSIDE RD
240102100	N/A	WHITE LYNN R TRUST	381 AV DE LA VEREDA
240102110	N/A	OGDEN BRUCE EXEC ATTN OGDEN LYDIA EST	384 AV DEL RECREO
100110035	N/A	MCLOUGHLIN MARY E	385 FAIRVIEW RD
240101190	N/A	GRASMERE ROBERT H JR	386 AV DE LA VEREDA
310093135	N/A	SAMPLES ROBERT S-KATHERINE R	390 BURNHAM RD
240103140	N/A	JEFFERY TY HARVEY-EVDOKIMOV MICHELLE D	391 AV DEL RECREO
330060775	N/A	CRAMPTON GARY L-MADELINE TR	391 VILLANOVA RD
330060785	N/A	AMES GAVIN H-JANINE E	395 VILLANOVA RD
310210395	N/A	EGUS DENNIS-CAROLYN TRUST	399 BORNHAM RD
310094605	N/A	ALLEN RICHARD-SHARON K	40 ROCKAWAY RD
280112025	N/A	VEGA ERNESTO	400 GORHAM RD
310210255	N/A	MARCHBANKS BRENDA G	401 BURNHAM RD
310210315	N/A	GREEN GERRIT	403 BURNHAM RD
190062080	N/A	SCHUMACHER ROSEMARY N	403 DEL NORTE RD
200090170	N/A	LEIS GEORGE STEVEN	405 PALOMAR RD
100110080	N/A	SCHROEDER MATTHEW-RAMONA	406 FAIRVIEW RD
190062070	N/A	YOUNG KRISTOFER-JOANNE TR	407 DEL NORTE RD
200110110	N/A	MEYER JEFFREY L-DONNA M	407 FOOTHILL RD
200090160	N/A	ADAIR JOHN F-DEBRA E	407 PALOMAR RD
200110120	N/A	BENDER DAVID P JR-SUSAN F TR	407 TICO RD
310094250	N/A	KINGSBURY KIRK L-MARY JANE	409 RIVERSIDE RD
190070020	N/A	PAHL JUERGEN-VERA FAM TRUST	410 DEL NORTE RD
200100070	N/A	BLUESKYES LIBERTY	410 PALOMAR RD
200100080	N/A	RBL 2001 LONG TERM TR ATTN ARTHUR TOLL	410 TICO RD
310210065	N/A	RENSHAW JEFFREY A- MICHELLE M	411 BURNHAM RD
190062130	N/A	FELLOWS L W-K S TR ET AL	411 DEL NORTE RD
190062130	N/A	FELLOWS L W-K S TR ET AL	411 DEL NORTE RD
330060705	N/A	GODDARD WILLIAM-TERESITA TR	411 VILLANOVA RD
190070030	N/A	GHORMLEY WILLIAM J-KAREN TR	412 DEL NORTE RD
240112210	N/A	DRAFFAN SUSAN R	413 AV DEL RECREO
190062120	N/A	SCHUTZE RICHARD P-BONITA M	413 DEL NORTE RD
190062120	N/A	SCHUTZE RICHARD P-BONITA M	413 DEL NORTE RD
240112010	N/A	PYE LORI	414 AV DE LA VEREDA
240111200	N/A	FOSTER DENNIS L-ROSEMARY TR	414 AV DEL RECREO
310101135	N/A	LANNING REX L-HEIDI K	414 RIVERSIDE RD
230120170	N/A	OJAI CITY OF ATTN CITY CLERK	414 VENTURA ST
190062110	N/A	BRILL LAURA W EVANS ELLEN	415 DEL NORTE RD
230090030	N/A	OJAI CITY OF ATTN CITY CLERK	415 VENTURA ST
330060145		BENNETT CHARLES A-JO A TRUST	415 VILLANOVA RD
310094535	N/A	HALLMARK ALVERN V-LILLIAM M	42 ROCKAWAY RD
310092085	N/A	CUNNINGHAM GORDON H TRUST EST ATTN SHARON CUNNINGHAM TTEE	42 SYCAMORE DR
240112240	N/A	BOLTON LORI A	426 AV DE LA VEREDA
240111190	N/A	HARRIS JAMES D-MELISSA A	426 AV DEL RECREO
310210115	N/A	BOTT POLLY C	427 BURNHAM RD
310210125	N/A	BOTT POLLY C	427 BURNHAM RD
310094395	N/A	TAVIS KATHRYN E OLSON WESLEY S	43 SYCAMORE RD
240112200	N/A	WILLIAMS HARRY J-JOSÉPHINE G TR	431 AV DEL RECREO
240111020	N/A	WHITE KURT-CAROLE	437 AV DE LA VEREDA
240112250	N/A	MC AFEE SEAN A-RANDI E TR	438 AV DE LA VEREDA
240111180	N/A	CHAMPION WILLIAM-DESTINY	438 AV DEL RECREO
100193145	N/A	MCGOWAN WALTER R TR	441 RICE RD
110020100	N/A	HOUCK HOBART L LIFE EST	441 RICE RD
310093045	N/A	HAWORTH ANN M TRUST	442 BURNHAM RD
610055325	N/A	FOO PILAN	448 MOUNTAIN VIEW ST
240111030	N/A	METLEN TODD R HEALY MARY J	449 AV DE LA VEREDA

APN	Account	Contact	Situs Address
240112030	N/A	ROE THEODORE L*-CHRISTINE* ET AL	450 AV DE LA VEREDA
240111170	N/A	STEVENS-BAIER DUSTIN-LACEY	450 AV DEL RECREO
330060355	N/A	KYWI FAMILY TRUST ATTN ALBERTO KWYI	451 VILLANOVA RD
310094615	N/A	FLORES FRANK CARRIGER DEANNA	455 RIVERSIDE DR
190062170	N/A	CUNNINGHAM ANTHONY J-E	459 MONTANA CR
310094045	N/A	POLAND MICHAEL L-SUSAN	46 ROCKAWAY RD
240112190	N/A	DAVIS JANET L	461 AV DEL RECREO
240112040	N/A	PERRY DERICK S-MARION T	462 AV DE LA VEREDA
240111160	N/A	NADER MICHAEL R KEN CLEVELAND	462 AV DEL RECREO
190062050	N/A	SKANKEY ROBERT-ALICE TRUST	465 DEL NORTE RD
310094235	N/A	WILLIAMSON VIRGINIA I TRUST	467 RIVERSIDE RD
240112400	N/A	SPEER MARK-KATHRYN J TR	473 AV DEL RECREO
240112050	N/A	DI PAULO RITA N TR	474 AV DE LA VEREDA
310094225	N/A	WILLIAMSON DARRYL L	477 RIVERSIDE RD
310093065	N/A	RING GUY-LAURA	478 BURNHAM RD
240111040	N/A	MOORE DONALD L-JQ ANN TR	479 AV DE LA VEREDA
310114135	N/A	RIVERA REYNALDO L-PATRICIA	48 CHAPARRAL RD
310094445	N/A	ROBLES NOE-MELISSA L	48 ROCKAWAY RD
100170200	N/A	ROYAL ELK INC ATTN STEVE EDELSON	480 FAIRVIEW RD
240111230	N/A	PIESCO BARRY B TRUST	483 AV DE LA VEREDA
240112410	N/A	MISIASZEK DAN	483 AV DEL RECREO
240112060	N/A	JOHANSEN EDITH A SURV TR JOHANSEN EDITH A CR SH TR	484 AV DE LA VEREDA
240111210	N/A	EDDY MARGERET TR	484 AV DEL RECREO
330060105	N/A	WEBSTER EDWARD D-MARGUERITE	487 VILLANOVA RD
310111155	N/A	LAGOS JAMIE-KAREN	49 CHAPARRAL RD
200061160	N/A	PG TRUST ATTN GREGORY W HERRING TTEE	500 PALOMAR RD
310094215	N/A	WELLS CHRIS T	501 RIVERSIDE RD
310094115	N/A	PARMENTER MARY E	504/508 BURNHAM RD
190062040	N/A	THELANDER CARL-KATIE H	505 DEL NORTE RD
330060735	N/A	BLAINE THOMAS-SUSAN BLAINE ROBERT	505 VILLANOVA RD
310200085	N/A	MCLEOD CHARLES J-DORCAS A	509 BURNHAM RD
190070130	N/A	LEAK WILLIAM R-SHIRLEY A	509 PALOMAR RD
240111240	N/A	BRONOWICKI EDWARD M CULLISON JOYCE	513 AV DE LA VEREDA
190070180	N/A	KRAUS STEPHEN H-ROSLYN TR	513 PALOMAR RD
240112340	N/A	BRODOWY JACK M-BETTY J TR	514 AV DE LA VEREDA
240111220	N/A	LANDSMAN DONALD L-SHARON L	514 AV DEL RECREO
190070190	N/A	RADDING HOWARD	514 DEL NORTE RD
190062030	N/A	MCCONNAUGHEY FAM TR ATTN PAUL MCCONNAUGHEY TTEE	515 DEL NORTE RD
330060725	N/A	KURTENBACH EDWARD J-CONNY L TR	515 VILLANOVA RD
200061170	N/A	BRUNETTO RICHARD R TRUST	516 PALOMAR RD
310200065	N/A	LURIE DREW W-CLAUDIA A	517 BURNHAM RD
240031020	N/A	DOLMAN HENRICUS DUSSOUCHAUD CHANTAL	52 OAK DR
200040030	N/A	WOODWARD WILLIAM R-ANNE M TR WOODWARD WILLIAM R	520 FOOTHILL RD
110020110	N/A	ANDERSEN CHILDREN TRUST	523 RICE RD
240111060	N/A	BENCI-WOODWARD IVOR-DEBRA	525 AV DE LA VEREDA
240112170	N/A	ISGUR ARTHUR L-IRENE	525 AV DEL RECREO
240112350	N/A	HARTMANN JOHN M-MONICA L	526 AV DE LA VEREDA
240111140	N/A	BROWN JOY N CEPPI LAURA A	526 AV DEL RECREO
310094125	N/A	MOIR GERALD-NANCY	526 BURNHAM RD
310101095	N/A	GARCIA DONALD J-DIANA J	530 RIVERSIDE RD
230090310	N/A	LEVY EVAN-LAURA	531 VENTURA ST
310094505	N/A	PENDER BONNIE L TR	533 RIVERSIDE RD
330060365	N/A	FITZGERALD ROLLAND-BARBARA TR	533 VILLANOVA RD
310094515	N/A	WHELAN MARK P	535 RIVERSIDE RD
240112160	N/A	ZATKOWSKY DEAN-LAURIE A	537 AV DEL RECREO
240112260	N/A	REYNOLDS NATHAN O LOEBE LAURA	538 AV DE LA VEREDA
240111130	N/A	HENSON MICHELLE L	538 AV DEL RECREO
240111070	N/A	WILSON JANET A	543 AV DE LA VEREDA

APN	Account	Contact	Situs Address
310200045	N/A	DALY ERIC E	543 BURNHAM RD
280112030	N/A	FLORES DAVID RUIZ-FLORES NICOLASA	544 GORHAM RD
330060305		LENT MARY VAN	547 VILLANOVA RD
330060315	N/A	KELLAWAY ROBERT W-JORJANA TRUST	549 VILLANOVA RD
240111120	N/A	HUNTER VALORIE J	550 AV DEL RECREO
240112310	N/A	SAWYER THOMAS R ROLAND SUSAN J	555 AV DEL RECREO
310101075	N/A	HENNIGAN PAUL E-ALDINE L	560 RIVERSIDE RD
240111080	N/A	DAVID JOHN W-TRACI L	561 AV DE LA VEREDA
310094195	N/A	MATZAT ROD-LISA	565 RIVERSIDE RD
240112100	N/A	HAGAR RONNIE G-JO ANN	566 AV DE LA VEREDA
240111110	N/A	GILCHRIST CHRISTINE C TR	568 AV DEL RECREO
310111445	N/A	THOMSEN HERMANN J-GAY TR	57 CHAPARRAL RD
310111495	N/A	LAGOS BENITO M-AMELIA P TR	57 CHAPARRAL RD
240112320	N/A	WALLACE MARILYN C CHASSE MAURICE	573 AV DEL RECREO
330060245	N/A	HENAS GERALD J HALVERSON-HENAS PATRICIA S	573 VILLANOVA RD
330060575	N/A	MILLAGE JAMES A-CAROL S	575 VILLANOVA RD
240112300	N/A	CHASSE MAURICE WALLACE MARILYN C	577 AV DEL RECREO
330060585	N/A	HAAS ALLEN F TR MILDEN-HAAS MARGO A TR	577 VILLANOVA RD
330060535	N/A	HAIGH JOHN W	579 VILLANOVA RD
240111090	N/A	MC MAHAN MICHAEL-CAROLYN	581 AV DE LA VEREDA
330060525	N/A	ARAGONES SERGIO-CHARLENE R	583 VILLANOVA RD
240111100	N/A	LEICHTFUSS BRUCE R-STACY S	584 AV DEL RECREO
100140130	N/A	UNIVERSITY OF JUDAISM TAMARA MELZER LEVENSON	585 VALLEY VIEW RD
310094185	N/A	GARCIA JUAN A-MARIA C	595 RIVERSIDE RD
190070050	N/A	COYLE STEVEN G-JUDITH J	602 DEL NORTE RD
200061180	N/A	COOK CHARLES W FUJITA MARTHUR S	602 PALOMAR RD
190070170	N/A	STERN CARLA	603 PALOMAR DR
200040040	N/A	LOCKHART DONALD A-JANE R	604 FOOTHILL RD
200040130	N/A	LOCKHART DONALD A-JANE R	604 FOOTHILL RD
190070120	N/A	REIN RAEYLNNE P TR	607 PALOMAR RD
190070060	N/A	BUCHMAN EDWARD R-MICHELLE J	608 DEL NORTE RD
200141060	N/A	OLSEN GARY K-CAROLYN R TR	608 EL PASEO RD
200061140	N/A	BENTZ RUSSELL G-CAROL C	608 PALOMAR RD
240031180	N/A	HANAN PEARL E* HANAN CATHERINE B	61 OAK DR
190061100	N/A	BENSLEY CHARLES D-JILL L TRUST	611 DEL NORTE RD
190070110	N/A	GREIVING JUNE A TRUST	611 PALOMAR RD
200040050	N/A	VANIER WILLIAM L	612 FOOTHILL RD
200053060	N/A	ILLICH MARY E SEPARATE LIV TR ATTN ANDREW BODOR TRUSTEE	612 PALOMAR RD
190061040	N/A	TISSERAND ROBERT-KATHERINE	615 DEL NORTE RD
230010110	N/A	GREENE JONATHAN L-EMMA M TR	616 COUNTRY CLUB RD
190070070	N/A	LASHLY JAMES W MEZGER-LASHLY GABRIELE	616 DEL NORTE RD
200053010	N/A	BAUR FAMILY TR	616 PALOMAR RD
190061030	N/A	GRIFFEE GLENN P-KERRI LO	621 DEL NORTE RD
190070080	N/A	NORIAN TIMOTHY K-PAMELA J TR	622 DEL NORTE RD
190070230	N/A	JONES DAVID L-CATHY E	625 PALOMAR RD
330060845	N/A	PURL POI	627 VILLANOVA RD
610031225	N/A	BECKMAN HERBERT B-BETTY J TR	628 MAHONEY AV
190070220	N/A	LAWRENCE JANET R ET AL	631 PALOMAR RD
310094455	N/A	HAWKINS CHARLES E-DENISE L	64 ROCKAWAY RD
310111475	N/A	CHACON JOHN C-DENISE L	65 CHAPARRAL RD
320041125	N/A	HALL JANICE L TR	650 BALDWIN RD
310094175	N/A	HINMAN KATHRYN J	650 RIVERSIDE RD
610171090	N/A	KENNEY ROBERT M	66 BROCK LN
310114125	N/A	KUHN DERRICK S MC CLURE SHANNON M	66 CHAPARRAL RD
190020150	N/A	ELLISON DAVID R-JUNE B	670 DEL NORTE RD
610031375	N/A	HANNA R E-COLLEEN TR	670 MAHONEY ST
610031355	N/A	MERKEL LUCEILLE I	675 MAHONEY ST
310094295	N/A	REYES CHRISTOBAL M-TINA M	690 RIVERSIDE RD

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610031335	N/A	SMITH BERNICE M	690 SANTA ANA BL
310114115	N/A	JOHNSON HERSHEL JR-NORMA TR	70 CHAPPARAL RD
310094435	N/A	NEWTON TYLER HOWARD ASHLEY	70 ROCKAWAY RD
240050060	N/A	WESTWAYS LIVING TR ATTN WILSON JOHN R-B Z TTEE	700 SAN ANTONIO ST
200052060	N/A	CURRY STEVEN H-DEBORAH L	701 FOOTHILL RD
200052010	N/A	MALOON STEPHEN A-MELINDA R	704 PALOMAR RD
200052050	N/A	SISTINE SHARON	705 FOOTHILL RD
200130080	N/A	VOLASKI ANDREW SR-ARLENE TR	706 EL PASEO RD
200090070	N/A	EBERS DAVID W-CAROLYN M	708 CUYAMA RD
200130090	N/A	MC NEIL JOHN K-SHERRIE A	710 EL PASEO RD
200040160	N/A	MERLIN TR ATTN BILL VUYLSTEKE TTEE	710 FOOTHILL RD
200130050	N/A	PURDUE KENNETH R-BARBARA J	711 CUYAMA RD
200052040	N/A	GROSS J MICHAEL TRUST	711 FOOTHILL RD
200090080	N/A	ROGERS WILLIAM R III ET AL	712 CUYAMA RD
200052070	N/A	FAY JOHN F-MARJORIE E TR	714 EL TORO RD
200040150	N/A	HILL TERENCE G-CLAIRE C	714 FOOTHILL RD
200061030	N/A	WHITE HUGH A-LESLIE	716 EL TORO RD
200040080	N/A	CONVERY CYNTHIA TRUST	718 FOOTHILL RD
200130110	N/A	GAY FAMILY TR ATTN JAMES P GAY TTEE	720 EL PASEO RD
200052080	N/A	MANSON DAVID J-ARLA S	721 FOOTHILL RD
100192165	N/A	BROUSSEAU JODY G	727 OSO RD
100192155	N/A	HEADLEY RHETT K-SHERI A	733 OSO RD
100193160	N/A	CARLSON CAMERON-WENDY K	740 OSO RD
100192175	N/A	LEBECK LEE T	741 OSO RD
100101100	N/A	GOULD LOGAN T	745 FAIRVIEW RD
320201165	N/A	JEPPERSON GLENN S	755 BURNHAM RD
100101080	N/A	WILSON JAMES L	759 FAIRVIEW RD
310114105	N/A	SOTO MARISELA* ET AL	76 CHAPPARAL RD
240031150	N/A	CUTHBERT JOHN M-MARY TR	76 OAK DR
100192125	N/A	COELER WILLI H-STEFANIE U	763 OSO DR
100193035	N/A	HARROLD LARRY D	764 OSO RD
310111695	N/A	THOMSEN HERMANN J-GAY TR	765 SANTA ANA BL
310111575	N/A	BRODOWY JACK M-BETTY J TR	77 CHAPPARAL RD
240142110	N/A	BALL KEN HART NANCY L	770 CREEK RD
100101070	N/A	WINDSOR WILLIAM MOHR LAWRENCE H-LORRAINE S	773 FAIRVIEW RD
320201055	N/A	ROWLAND GARY W-KATHRYN G TR	775 BURNHAM RD
100192135	N/A	GOTTESMAN JOHN R-SURIA R	779 OSO RD
310114095	N/A	BATTAGLIA ROBERTA G TRUST	78 CHAPPARAL RD
610250085	N/A	BRAUN GEFFREY-ALICE	7814 VENTURA AV
100193045	N/A	BOWMAN CHARLES E	786 OSO RD
610250095	N/A	HUMPHREY JEFFREY-CHERYL	7900 VENTURA AV
240080100	N/A	LUTTENBERGER SCOTT-ROBIN	791 BOARDMAN RD
310111375	N/A	PRICE JAMES B KELLY-PRICE GALE A	791 SANTA ANA BL
100192145	N/A	REED MAX	795 OSO RD
310114085	N/A	FOOTE DIANE TR	80 CHAPPARAL RD
200010430	N/A	FITZGERALD FLOYD-CHARLENE TR	800 PALOMAR RD
610250105	N/A	KENNEDY KENNETH J-CARMEN S	8000 VENTURA AV
200062010	N/A	FAUVRE FRED M-SHIRLE F TR	801 EL TORO RD
200061040	N/A	POLK JAMES A-LYNDA B TRUST	802 EL TORO RD
230020210	N/A	JUDITH CARROLL SURV TR JUDITH CARROLL MARITAL TR	803 COUNTRY CLUB DR
200090190	N/A	LEWIS LEON-MARY JEAN	804 CUYAMA RD
220051290	N/A	MOLLAN DAVID M-SHARON A	804 DALY RD
100192035	N/A	DODD KELVIN GOMEZ DEBORAH A	805 OSO RD
200053030	N/A	MC BRIDE JAMES L-KAREN A	807 EL CAMINO RD
200090110	N/A	SONNEK RODOLFO M-OLGA G TRUST	808 CUYAMA RD
100101060	N/A	ANAISE CONNIE	809 FAIRVIEW RD
610250050	N/A	SCHOLEFIELD MICHAEL M	8091 PARK VIEW DR
210131210	N/A	WILDE LAWRENCE E-KATHARINE A	810 CANADA ST

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200061050	N/A	BYSSHE FREDERICK H JR-JUDITH R TR	810 EL TORO RD
200010310	N/A	LUCKENBACH DAVID-LISA TRUST	810 FOOTHILL LN
200053020	N/A	KELLY NIALI E-JENNIFER W	811 EL CAMINO RD
200010400	N/A	NAHABEDIAN MARC A	811 FOOTHILL LN
100193255	N/A	MALONE GEORGE Y-LYNN P TR	811 RICE RD
610241230	N/A	FARBER FAMILY TRUST ATTN MARION WOODS TTE	8116 VENTURA AV
230050020	N/A	BETLOCK FAM TR ATTN BARRY-CHRISTINA	812 COUNTRY CLUB DR
190020140	N/A	BROOKER TRUST	812 DEL NORTE RD
200052080	N/A	M AND G DUNN TRUST ATTN GEROLD C DUNN JR TTEE	812 EL CAMINO RD
210131110	N/A	BECKER JEFFREY R-SHERAN TR	814 CANADA ST
200090120	N/A	ROWE RONALD H* KOCH IRENE M	814 CUYAMA RD
200010390	N/A	STUBBLEFIELD GLENN D-LOUISE	815 FOOTHILL LN
610241035	N/A	EUBANKS JASON-STEPHANIE	8156 VENTURA AV
610242060	N/A	JUENGERMANN PETER-GISELE TR	8158 PARK VIEW DR
200061150	N/A	GRAMCKOW MARTIN-LINDA	816 EL TORO RD
200010320	N/A	DRAGGE PETER-DARIAN TRUST	816 FOOTHILL LN
200010110	N/A	HOFF CHARLES-KATHLEEN TRUST	817 FOOTHILL RD
210131240	N/A	ROSSETTI DIANA TR	817 SIGNAL ST
610241215	N/A	CASTRUITA LARRY J	8170 VENTURA BL
610241195	N/A	ARNOLD TANE C TR	8175 PARK VIEW DR
610242070	N/A	JUENGERMANN PETER-G HELEN TRUST	8176 PARK VIEW DR
610241225	N/A	SEMINARA ANTHONY	8176 VENTURA AV
610241050	N/A	PINA ART-MARVA	8177 PARK VIEW DR
200052020	N/A	BURGER KARL K-WENDY J	818 EL CAMINO RD
200030050	N/A	GREYNALD MICHAEL	818 FOOTHILL RD
310111685	N/A	ROPER 1985 TRUST	81-89 .CHAPARRAL RD
200010380	N/A	FLOWERS SAMUEL J-CAROLE A FLOWERS SAMUEL T-EMILY M	819 FOOTHILL LN
610242080	N/A	MASON CHERYL R	8192 PARK VIEW DR
610230365	N/A	DE MAEGT JAMES P	8195 VENTURA AV
310092105	N/A	ENDO SCOTT-DEANNE M	82 SYCAMORE RD
200010330	N/A	SCOTT VINCENT D-LINDA L	820 FOOTHILL LN
200010470	N/A	TYMSTRA PETER J	820 PALOMAR RD
610242095	N/A	KEIPER THEODORE K TR	8202 PARK VIEW DR
200100090	N/A	SCHAEFFER JOHN E-JANE D	821 EL TORO RD
280050050	N/A	DODART DAVID	821 GRIDLEY RD
280050060	N/A	DODART DAVID	821 GRIDLEY RD
240020100	N/A	MANDULAY JENNIFER M EXEC ATTN MICHAEL F MANDULAY EST	821 OJAI AV
100192045	N/A	BARBEE LESTER L-LINDA L	821 OSO RD
210131230	N/A	WHITMAN ANDREW K-HEIDI A TR	821 SIGNAL ST
610242105	N/A	JUENGERMANN PETER-G H TRUST	8212 PARKVIEW DR
230050010	N/A	COHEN DAVID J-BETH L TRUST	822 COUNTRY CLUB DR
610241060	N/A	DAVIS NORA J* ROBINSON MAXINE	8225 PARK VIEW DR
610230235	N/A	WATKINS ANDRUS L	8225 VENTURA AV
200010370	N/A	SETNICKA TIM J-LUCINDA TR	823 FOOTHILL LN
610230145	N/A	BEECHAM VICTORIA K	8236 EDISON DR
200010340	N/A	WRIGHT KENNETH B-SANDRA S TR	824 FOOTHILL LN
610230050	N/A	DELGADO SOCORRO-ELODIA TR	8243 EDISON DR
610230180	N/A	LASALLE THOMAS L TR	8244 EDISON DR
610230340	N/A	DAVIS VIRGIL J-WILMETTA B	8251 EDISON DR
610230395	N/A	HARPER RICHARD-LEE ANN	8259 EDISON DR
610230440	N/A	FRANCIS RICHARD L	8260 EDISON DR
200010360	N/A	HESS OLIVER G-LESLIE T	827 FOOTHILL LN
610230410	N/A	DWORKIS PETER S-NORMA M TR	8270 EDISON RD
610230080	N/A	REQUEJO PAUL V	8275 EDISON DR
200010350	N/A	KENYON JOHN TRUST HUEY-KENYON MAUD TRUST	828 FOOTHILL LN
280130010	N/A	SIMS FAMILY TRUST ATTN HARRY D SIMS JR TTEE	828 FORDYCE
610211245	N/A	LYNCH GINO B	8285 EDISON DR
610211065		ALDRICH RUSSELL F-M M TR	8289 EDISON DR

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610211105	N/A	LERMA PAUL III NOYES TOBI R	8295 EDISON DR
100193055	N/A	RADCHENKO VLADLEN-GLADYS C	832 OSO RD
610212190	N/A	GRAM MICHAEL E-CARI L TR	8327 VENTURA AV
610220010	N/A	PENDERGAST MARY J* PENDERGAST JAYNE	8330 VENTURA AV
610211145		LA SALLE JOHN H TR	8349 EDISON DR
610211165	N/A	REED SAMMY R	8355 EDISON DR
100193125	N/A	TRAUDT NAT D-KAREN M	837 RICE RD
610212180	N/A	TARRANT PETI J	8377 VENTURA AV
610212050	N/A	LA SALLE JOHN H TR	8380 EDISON DR
610212170	N/A	ROA ELIGIO ROA BENNY	8395 VENTURA AV
610220020	N/A	HANSON KEVIN	8430 VENTURA AV
610212250	N/A	LUSCOMBE KELLY ANN	8432 EDISON DR
610212150	N/A	DUGAN FAMILY TRUST ATTN DANIEL W DUGAN TTEE	8435 VENTURA AV
610212280	N/A	HODGE JAMES A-CHRISTINA L	8445 VENTURA AV
610220030	N/A	PAWLOWSKI JAMES-LINDA	8450 VENTURA AV
610220040	N/A	TIDWELL JENNIFER L TR	8470 VENTURA AV
610212130	N/A	NEAL WALTER-BETTY	8479 VENTURA AV
610220050	N/A	WATERMAN MARC-GINETTE M	8490 VENTURA AV
310111635	N/A	ADKINS MARY A* TODD LARRY VERNON	85 RIVERSIDE RD
310093095	N/A	JEWETT JAMES D-JODIE L	85 ROCKAWAY RD
610220065	N/A	THOMPSON ROY D TRUST ESTATE	8500 VENTURA AV
610212120	N/A	LASALLE THOMAS L TR	8513 VENTURA AV
610220070	N/A	BERRY EXIA L BERRY ROGER L	8518 NYE RD
610201010	N/A	EUBANKS JOHN W JR-MARY	8526 VENTURA AV
610201310	N/A	EUBANKS JOHN W JR-MARY	8530 VENTURA AV
610220080	N/A	MERRIMAN EARL D	8540 NYE RD
610212115	N/A	LASALLE THOMAS L TR	8541 VENTURA AV
100192055	N/A	COATES MICHAEL A-JACQUELYN	855 OSO RD
610220090	N/A	CLARK BRUCE A	8552 NYE RD
610201030	N/A	COUNTRYWIDE HOME LOANS INC ATTN RECONTRUST CO	8560 VENTURA AV
610201320	N/A	GRANATA DONNA A	8561 NYE RD
610220100	N/A	WRENNER JOHN P TRUST	8568 NYE RD
610220110	N/A	DYKEMAN ARTHUR-DIANE TR	8572 NYE RD
610201040	N/A	COOPER THOMAS R	8578 VENTURA AV
610201210	N/A	RHINEHART DAVID L-TUNISIA J	8579 NYE RD
610201050	N/A	SMITH DAN* WATERBURY ROBERT	8590 VENTURA AV
610220120	N/A	DEWEES CELESTE R TR	8592 NYE RD
610201260	N/A	WEISS SCOTT A	8593 NYE RD
610201190	N/A	ROBINSON JOEY A* ROBINSON MAXINE	8595 NYE RD
610190200	N/A	EUBANKS JOHN W JR	8601 VENTURA AV
610201060	N/A	LASALLE THOMAS L TR DAUPELL DARLENE	8604 VENTURA AV
610201070	N/A	GREEN MICHAEL	8608 VENTURA AV
610260115	N/A	MOORE JOSEPH H IV MOORE JOSEPH H-MILDRED R TR	8616 NYE RD
610201080	N/A	GREEN MICHAEL	8618 VENTURA AV
610260020	N/A	STOUT JASON* STOUT RICHARD L-PAMELA K	8620 NYE RD
610260030	N/A	ANTONIO EDWIN C-LOLITA P	8622 NYE RD
610260130	N/A	FULMER CHARLES W	8624 NYE RD
610190195	N/A	HAMILTON ALAN J-KIM TRUST	8625 VENTURA AV
610202010	N/A	WEST RANDY W-RHONDA	8634 NYE RD
610260120	N/A	SHEA CHRISTOPHER D	8641 NYE RD
610190180	N/A	VELAZQUEZ GERARDO	8645-8647 VENTURA AV
610201090	N/A	VIRJI KANJI PRABNULAL VIRJI KANJI SHANTIDAS	8646 VENTURA AV
610202020	N/A	CONNOR MICHAEL G	8650 NYE RD
610201280	N/A	REILLY ROBERT E-KAREN S	8653 NYE RD
610201100	N/A	SHERLOCK MICHAEL J	8656 VENTURA AV
610190170	N/A	FARBER FAMILY TR ATTN MARION WOODS-TRUSTEE	8665 VENTURA AV
610201110	N/A	SHERLOCK MICHAEL J	8672 VENTURA AV
610201270	N/A	PADILLA MONICA M ATTN NORMAN DOWLER	8673 NYE RD

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610201300	N/A	WALLACE DAYLE L TR	8677 NYE RD
610202030	N/A	GRASSI MICHAEL D TR BAIRD RUTH K TR	8680 NYE RD
610201350	N/A	JONES CRAIG ADAM BROWN MICHELLE ANN	8683 NYE RD
610190160	N/A	BARRAGAN ABEL-LILIA	8685 VENTURA AV
610190160	N/A	BARRAGAN ABEL-LILIA	8685 VENTURA AV
610202040	N/A	KEETER ARMAND R	8692 NYE RD
610201120	N/A	SCHALLER DANIEL J-JANET L TR	8692 VENTURA AV
310093085	N/A	SAMPSON SHAWN A-MONA A	87 ROCKAWAY RD
610182170	N/A	MC KENNA CURTIS J TR	8707 NYE RD
610202060	N/A	MC KENNA CURTIS J TR	8708 NYE RD
610201130	N/A	BROWN EDNA	8708 VENTURA AV
610182180	N/A	KROEGER MYRON E	8712 NYE RD
610190150	N/A	EVANS ELZA R TR WALL LINDA A TR	8713 VENTURA AV
610190150	N/A	EVANS ELZA R TR WALL LINDA A TR	8713 VENTURA AV
610201140	N/A	SOLIS JORGE M-MARIA C	8723 NYE RD
610260100	N/A	FARRAR RONALD-JUDY	8726 NYE RD
610260050	N/A	MEYER MARTHA C	8728 NYE RD
100192065	N/A	GHEN ROBERT D II-SHEILA A TR	873 OSO RD
610182040	N/A	RINGHOP JACKIE	8730 NYE RD
610181270	N/A	GARCIA DELPHINE E	8732-8738 VENTURA AV
610182030	N/A	COOPER DANIEL J WHITSON MARCIA	8734 NYE RD
610260170	N/A	BURNS MICHAEL-FRANCES	8742 NYE RD
610260190	N/A	NEWMAN FAMILY TR ATTN JOHN F NEWMAN TTEE	8744 NYE RD
610181020	N/A	YANNANTUONO CAMILLE E	8746 VENTURA AV
610181250	N/A	LAMONTE SANDRA	8747 NYE RD
610181350	N/A	EUBANKS SAMUEL T JR-BONNIE L	8770 VENTURA AV
610190255	N/A	SEGURA HENRY G-CAROLINE G	8775 VENTURA AV
610182050	N/A	RAMIREZ JOSE-LORENA	8776 NYE RD
610182265	N/A	COX GREGORY DUSTIN	8784 NYE RD
610181400	N/A	STANTON JOSEPH F-CAROL A TR	8791 NYE RD
310094075	N/A	HALEY HAROLD L-SHIRLEY A	88 ROCKAWAY RD
610190090	N/A	SCALIA STEVEN A	8803 VENTURA AV
610182275	N/A	DAVIS STANLEY R-LARI	8804 NYE RD
610182235	N/A	SJOQUIST ROBERT P-ERIKA A	8806 NYE RD
610181045	N/A	GLASSEY NORMAN L	8810 VENTURA AV
610182225	N/A	MILLER WAYNE-VICTORIA	8814 NYE RD
610181240	N/A	SILL HARRY L	8815 NYE RD
610190080	N/A	EUBANKS SAMUEL T-JUDITH E	8823 VENTURA AV
610181050	N/A	EHRHARDT LARRY	8830 VENTURA AV
610182070	N/A	DUNCAN JOHN B TR	8832 NYE RD
610181230	N/A	HANSEN ROBYN TR	8837 NYE RD
610181370	N/A	RAMIREZ JOSEFINA	8839 NYE RD
610190070	N/A	VERA CECILIA F	8843 VENTURA AV
610181200	N/A	SAINT RICHARD D-ANNE M	8851 NYE RD
610181060	N/A	WILLIAMS JEAN M WILLIAMS ROBERT J	8872 VENTURA AV
610182365	N/A	LARSON MERV-VICTORIA	8878 NYE RD
100193240	N/A	TRAUDT NAT D-KAREN M	888 RICE RD
610181190	N/A	SEVY TED K-LORI G TR	8881 NYE RD
610181320	N/A	CROSS GARY D-MARY F TR	8882 VENTURA AV
610182280	N/A	BASTIAN VITO O	8888 NYE RD
610181390	N/A	KIEHL DONALD R KONO CATHERINE N	8895 NYE RD
610182100	N/A	ROBINSON TED B* ROBINSON MAXINE	8902 NYE RD
610181380	N/A	WHEATLEY ROGER-JOY E	8905 NYE RD
610181080	N/A	KRAVA VIVIAN P TR	8914 VENTURA AV
610181290	N/A	MILLER ROLF L-JANET C	8915 NYE RD
610181090	N/A	DOMINGUEZ BENNY*-CATHY A K* DOMINGUEZ BEN-ANN M	8916 VENTURA AV
610182110	N/A	ARINIELLO PATRICK-KRISTINA	8918 NYE RD
610181300	N/A	GAMINO ABEL	8921 NYE RD

APN	Account	Contact	Situs Address
610182200	N/A	PENSON ROY C	8926 NYE RD
610182340	N/A	KENTON JAMES-LYNN A TR	8928 NYE RD
610181165	N/A	GOWAN CARL W	8935 NYE RD
610181105	N/A	DARATA MICHAEL	8938 VENTURA AV
610182350	N/A	O CONNOR JOHN M-JANINE C	8950 NYE RD
610181260	N/A	VALENCIA JOSE G	8951 NYE RD
610182150	N/A	HASAN MOHAMMED A TR	8958 NYE RD
610182250	N/A	GODFREY DALE C-GEORGIA E	8970 NYE RD
610182240	N/A	STRIEBY LARRY G-CHERYL L	8980 NYE RD
610182160	N/A	POWERS PAUL D-PAULINE H TR	8988 NYE RD
610181330	N/A	PREUDHOMME RENE TR	8990 VENTURA AV
610181340	N/A	CASE ROGER T JR-SANDRA L TR	8991 NYE RD
610172110	N/A	PORTER JOSEPH W JR	8994 NYE RD
610212070	N/A	ROBERSON JEFFREY L DUARTE-ROBERSON MARINA	90 RANCH RD
240020010	N/A	POWERS BILLIE TR A EST ET AL ATTN FRANK BARKER TTEE	900 DJAI AV
610172130	N/A	CH BAPTIST 1ST CASITAS SPRGS	9000 NYE RD
610171020	N/A	PREUDHOMME RENE TR	9018 VENTURA AV
240033190	N/A	BURR BILL-KIM TR	902 COUNTRY CLUB RD
190070210	N/A	MOON DOROTHY M TRUST	902 EL TORO RD
240042015	N/A	MILNE FRANK S-EVA L TRUST	904 CREEK RD
610171030	N/A	COX BYRON-JOSEPHINE TRUST	9040 VENTURA AV
220030460	N/A	GOLDEN CHRISTINE	906 DALY RD
200030030	N/A	RIDGEWAY RICHARD L-JENNIFER TR	906 FOOTHILL RD
610172030	N/A	ECHEVARRIA ERNEST-DEBBIE	9064 NYE RD
190094070	N/A	BUCKINGHAM ROBERT L-TRACY TR	907 EL TORO RD
610171040	N/A	COX BYRON K-JOSEPHINE M	9074 VENTURA AV
190094110	N/A	DUARTE RACHEL-RUBEN	908 CUYAMA RD
610172040	N/A	DURLY EARLE P III-SUSAN TR	9088 NYE RD
190092230	N/A	OLSEN YOLANDA A	909 CUYAMA RD
200010140	N/A	BARCLAY WILLIAM E-CLARA R	909 FOOTHILL RD
100193230	N/A	DOWDEN GARY U-SHEILA	909 RICE RD
610171050	N/A	BROMSER RICHARD D-SHIRLEY TR	9096 VENTURA AV
190070200	N/A	FEISS ROBERT-JINNY R	910 EL TORO RD
200010480	N/A	TRUE TRUST	910 PALOMAR LN
610171220	N/A	SEILER ARMIN	9105 NYE RD
610171210	N/A	R S BOJANGLES TR ATTN ROBERT C MALLISON TTEE	9114 VENTURA AV
610172050	N/A	HARBER PAUL M	9124 NYE RD
610171230	N/A	LUKES JOHN M-MICHELE	9125 NYE RD
610172060	N/A	NEWTON PATRICIA GAYLE TR	9128-9138 NYE RD
100192075	N/A	VESECKY CAROL B TR	913 OSO RD
610171310	N/A	ATKINS TODD T THUE MARY J	9137 NYE RD
610171300	N/A	FUNK KARL L-BRENDA L	9138 VENTURA AV
200030080	N/A	HENDERSHOT PAUL B	914 FOOTHILL DR
200010440	N/A	RENE FAMILY TRUST	914 PALOMAR RD
610172070	N/A	HUNT KATHLEEN D EXECUTRIX ATTN ROBERT Q MOSBY ESTATE	9144 NYE RD
610172080	N/A	WILLIAMS CURTIS R TR ET AL	9148 NYE RD
610171080	N/A	STATES STEVE M TR LAMANNO-STATES CAROLYN TR	9162 VENTURA AV
190092090	N/A	WATSON BARBARA R TR	917 CUYAMA RD
190094120	N/A	THOMAS BRUCE H-MARILYN J TR	918 CUYAMA RD
190070010	N/A	BUILDING EXCHANGE CO ATTN SLATER INVESTMENTS LP	918 EL TORO RD
200010100	N/A	VOOGD ANTHONIE M-DOROTHY TR	918 PALOMAR RD
610171110	N/A	JAL PROPERTIES LLC	9188 VENTURA AV
190094060	N/A	DOYLE ALAN F-SHERRY M TRUST	919 EL TORO RD
610171120	N/A	DONOHOO JANE M	9210 VENTURA AV
190094010	N/A	WEST DAVID W - JENNIFER B	924 CUYAMA RD
190092080	N/A	ANGELOS LEWIS R SURV TR	925 CUYAMA RD
210131190	N/A	ALFLEN JOSEPH C TR	925 SIGNAL ST
190092070	N/A	MC CARTHY DENNIS-ZELDA K TR	929 CUYAMA RD

APN	Account	Contact	Situs Address
240031060	N/A	MC DOWELL MALCOLM-KELLEY	93 OAK DR
100192085	N/A	FLASCH GUY E-SHERI C	931 OSO RD
100193100	N/A	AVILA JAVIER	940 OSO RD
100193175	N/A	COOK STEVE W-SUZANNE M	944 OSO RD
100192095	N/A	BLASCO MARIA A	945 OSO RD
610160195	N/A	SCANSTYLE USA INC ATTN DSF FURNITURE	9458 SANTA ANA RD
310112045	N/A	MC CLAIN KRISTI A	95 GRAPEVINE RD
310111625	N/A	BOLIN GEORGE M-JAINA L TR	95 RIVERSIDE RD
320201145	N/A	LADOW YNEZ P TR	955 BURNHAM RD
320201155	N/A	CAM-PARK LLC	955 BURNHAM RD
280030110	N/A	RED MTN LAND AND FARMING LLC ATTN JAMES J FINCH	956 ORANGE RD
240033040	N/A	MACCALLA-KILMURRAY TR ATTN THOMAS C MACCALLA TTEE	959 AMBER LN
610171100	N/A	COMSTOCK JOHN P	96 BROCK LN
280060050	N/A	BENNETT SEAN A-LESLIE TR	960 GRIDLEY RD
100193185	N/A	BROWN ROBERT A-ELISSE P-H TR	960 OSO RD
100192105	N/A	HEBENSTREIT MARIAN HEBENSTREIT LYNDON R	963 OSO RD
240080150	N/A	BOWER DWAYNE A-MARILYN E TRUST	970 BOARDMAN RD
190061090	N/A	LAW DONALD O-LINDA S TR	975 RANCHO DR
280060080	N/A	DAVIS ROBERT C JR	980 GRIDLEY RD
100193225	N/A	AVILA OLGA R	982 OSO RD
100193215	N/A	KOSSOW RETTA E TRUST	983 RICE RD
280140040	N/A	SIMS FAMILY TRUST ATTN HARRY D SIMS JR TTEE	985 FORDYCE RD
100080040	N/A	WHITE KEVIN J-JENNIFER	986 RICE RD

**2007 RINCON CONSULTANTS REPORT ON
SERVICE FLOWS FOR AVENUE AREA**



Rincon Consultants, Inc.

April 26, 2007

John K. Correa
General Manager
Ojai Valley Sanitary District
1072 Tico Road
Ojai, California 93023

DRAFT DEVELOPMENT AND WASTEWATER GENERATION ANALYSIS
North Ventura Avenue Area
Ventura County, California


Dear Mr. Correa:

Rincon Consultants, Inc. is pleased to submit the attached Development and Wastewater Generation Analysis for the North Ventura Avenue Area in the County of Ventura. If you have any questions regarding the study or if we can provide you with other environmental consulting services, please feel free to contact us.

Sincerely,

RINCON CONSULTANTS, INC.


Sean Wazlaw
Associate Environmental Planner


Joe Power, AICP
Principal

DEVELOPMENT AND WASTEWATER GENERATION PROJECTIONS NORTH VENTURA AVENUE AREA

April 2007

This report is an analysis of the potential development and wastewater generation in the North Ventura Avenue area in Ventura County, California. The report has been prepared by Rincon Consultants, Inc. under contract to the Ojai Valley Sanitary District (OVSD). The analysis herein is based on information provided by the City of Ventura, including the City's 2006 Westside Economic Strategy, and information provided by potential developers and landowners in the North Ventura Avenue area.

SUMMARY OF FINDINGS

An estimated 1,099 residences, 2,052,934 square feet of non-residential development and a 60-room hotel are anticipated to be developed within the North Ventura Avenue area over the next 15-20 years. Planned non-residential development includes a mix of light and heavy industry, commercial uses, and institutional uses. Projected development in the North Ventura Avenue area would increase wastewater generation within the study area by an estimated 589,873 gallons per day.

STUDY AREA

The study area encompasses the area between the Ventura City limits and Cañada Larga in unincorporated Ventura County. The area, commonly known as the North Ventura Avenue area, is outside of the City of Ventura's current corporate boundaries. However, it is within the City's sphere of influence. Land uses in this area consist of active agriculture, former and current industrial uses, residential uses and institutional uses associated with the Brooks Institute.

EXISTING SEWER CONNECTIONS

Based on current accounts provided by OVSD, approximately 1,354 residential unit equivalents are served by OVSD. Of these, approximately 480 are single-family residential units, 167 are units in two different mobile home parks. The remaining 707 residential unit equivalents are industrial and commercial uses, with the Pepsi-Cola Bottling Plant accounting for 660 of these equivalents.

PROJECTED DEVELOPMENT

Projected development is based on land use designations from the 2005 City of Ventura General Plan, information provided by the City of Ventura (including the City's 2006 Westside Economic Strategy), and personal communication with landowners and potential developers. For the purpose of accurately sizing future wastewater infrastructure, the study area was divided into three zones, as shown on Figure 1. In addition, Figure 1 shows the area where



future development is projected to occur. Table 1 shows the projected development within each zone in the North Ventura Avenue area that would be served by the OVSD.

The type and magnitude of development anticipated for each of the three study area zones is described below. It should be noted that the estimates of future development are based on the best information available at this time. With the exception of the planned public school in Zone 2, no specific development proposals have been approved at this time. Even the school may not be developed unless additional residential development occurs within the North Avenue area. Therefore, the types of magnitude of development are subject to change. It should also be noted that the study area does not include the area north of Cañada Larga Road, a portion of which is also being contemplated for eventual development.

Zone 1

Projected development on the west side of North Ventura Avenue in Zone 1 consists of the expansion of the Brooks campus and the Village at Crooked Palm's Village Center Program, which includes 401 student housing and other attached housing units, a 60-room hotel and 206,934 square feet of commercial development.

Zone 2

Projected development on the west side of North Ventura Avenue in Zone 2 consists of the Village of Crooked Palm's Neighborhood Program, which includes 648 residential units ranging from single-family houses to multifamily attached housing, and a 3,500 square foot train station. On the east side of North Ventura Avenue, the Ventura Unified School District (VUSD) has purchased a property for the eventual development of an approximately 50,000 square foot public elementary school. The City also anticipates the construction of an estimated 588,000 square feet of industrial development within Zone 2.

Zone 3

Projected development on the west side of North Ventura Avenue in Zone 3 consists of approximately 55,000 square feet of multi-family residential development (approximately 50 units), 55,000 square feet of commercial development and 620,000 square feet of light industrial development. On the east side of North Ventura Avenue, approximately 588,000 square feet of industrial development is projected for Zone 3.

PROJECTED WASTEWATER GENERATION

Table 2 shows the projected wastewater generation per zone. As shown in Table 2, projected development in Zone 1 would generate an estimated 101,555 gallons of wastewater per day; projected development in Zone 2 would generate an estimated 238,918 gallons of wastewater per day; and projected development in Zone 3 would generate an estimated 249,400 gallons of wastewater per day. Therefore, projected development in the North Ventura Avenue area would add approximately 589,873 gallons of wastewater per day to OVSD's current daily flow. Since OVSD's current average daily flow is approximately 2.0 million gallons per day and its daily capacity is 3.0 million gallons per day (City of Ventura 2005 General Plan FEIR), there is a surplus capacity of approximately 1.0 million gallons per day. The estimated 589,873 gallons of

Development and Wastewater Generation Projections
North Ventura Avenue Area

wastewater per day generated by development in the North Ventura Avenue area would be a 30% increase over OVSD's estimated current daily flow and would account for approximately 60% of the 1.0 million gallon daily surplus treatment capacity.

Table 1
Projected Development per Zone

Land Use	Quantity
Zone 1	
Residential (student/attached housing)	401 units
Commercial	
Retail	68,430 square feet (sf)
Office	91,820 sf
Hotel	60 rooms
Auditorium/theatre	28,437 sf
Conference Space	18,247 sf
Zone 2	
Residential	
Single-family	95 units
Duplex	16 units
Triplex	3 units
Five units or more	534 units
Train Station	3,500 sf
Public school	50,000 sf
Industrial	588,000 sf
Zone 3	
Multifamily residential (Five + units of attached housing)	50 units
Light industrial	620,000 sf
Industrial	588,000 sf

Sources: Information on projected residential and commercial development in Zones 1 and 2 was provided by John Dewey of the Dewey Group and Josh Janowitz of USA Petroleum Corporation in March of 2007. The remainder of the information on projected development was taken from the City of Ventura's Westside Economic Development Strategy, prepared by Applied Development Economics, October, 2006; and the City of Ventura's 2005 General Plan Final Environmental Impact Report, August 2005.

Table 2
Projected Wastewater Generation per Zone

Land Use	Quantity	Wastewater Generation Factor ^a	Projected Wastewater Generation (gallons/day)
Zone 1			
Residential – student housing/high density housing	401 units	156 gal ^b /unit/day	62,556
Commercial			
Retail	68,430 square feet (sf)	100 gal/1,000 sf/day	6,843
Office	91,820 sf	200 gal/1,000 sf/day	18,364
Hotel	60 rooms	125 gal/room/day	7,500
Auditorium/theatre	28,437 sf	125 gal/1,000 sf/day	3,555
Conference space	18,247 sf	150 gal/1,000 sf/day	2,737
Zone 1 Subtotal			101,555
Zone 2			
Residential			
Single-family	95 units	260 gal/unit/day	24,700
Duplex	16 units	156 gal/unit/day	2,496
Triplex	3 units	156 gal/unit/day	468
Five + units	534 units	156 gal/unit/day	83,304
Train Station	3,500 sf	100 gal/1,000 sf/day	350
Public school	50,000 sf	200 gal/1,000 sf/day	10,000
Industrial	588,000 sf	200 gal/1,000 sf/day	117,600
Zone 2 Subtotal			238,918

Table 2
Projected Wastewater Generation per Zone

Land Use	Quantity	Wastewater Generation Factor ^a	Projected Wastewater Generation (gallons/day)
Zone 3			
Multi-family residential (five or more units)	50 units	156 gal/unit/day	7,800
Light Industrial	620,000 sf	200 gal/1,000 sf/day	124,000
Industrial	588,000 sf	200 gal/1,000 sf/day	117,600
Zone 3 Subtotal			249,400
Zones 1, 2 and 3 Total			589,873

^a Los Angeles County Sanitation District wastewater generation factors were used for this analysis
^b gal = gallons

REFERENCES

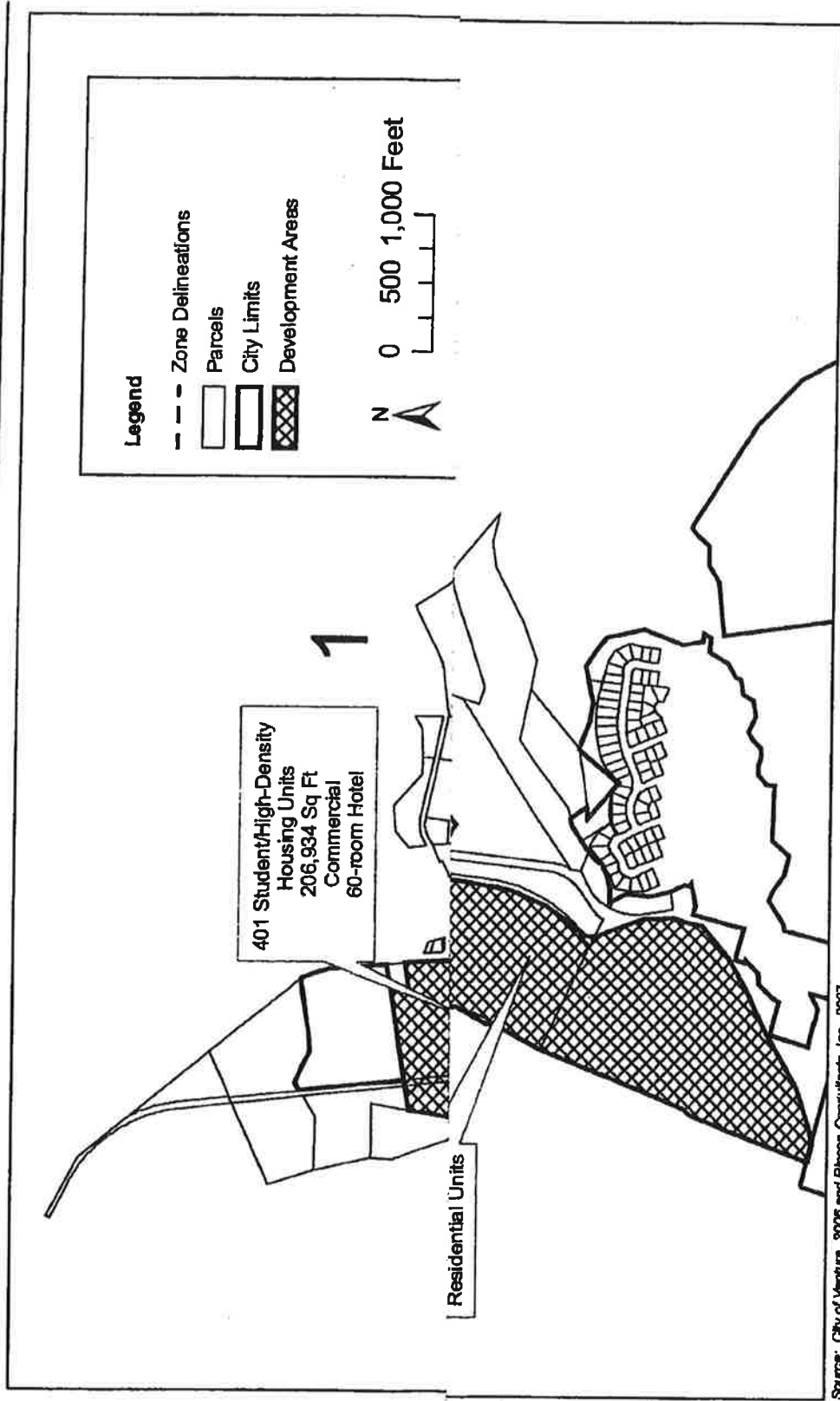
City of Ventura, *Westside Economic Development Strategy*, prepared by Applied Development Economics, October, 2006.

City of Ventura, *2005 General Plan Final Environmental Impact Report*, August 2005.

Los Angeles County Sanitation District, *Wastewater Generation Factors*, June 2003.



Development and Wastewater Generation Projections
North Ventura Avenue Area



Source: City of Ventura, 2006 and Rihoon Consultants, Inc. 2007.

North Ventura Avenue
Development Projections

Figure 1
Ojai Valley Sanitary District

**BOARD LETTER RECOMMENDING
COLLECTION SYSTEM CAPACITY CHARGE
EXCLUSION POLICY FROM 1999**



OJAI VALLEY SANITARY DISTRICT

A Public Agency

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COPY

June 22, 1999

Board of Directors
Ojai Valley Sanitary District
Ojai, CA 93023

IMPLEMENTATION OF ORDINANCE NO. OVSD-34 – COLLECTION SYSTEM CAPACITY CHARGE

Ordinance No. OVSD-34 established the Collection System Capacity Charge effective January 1, 1999. This charge was initiated to insure that all properties connecting to the sewer system contribute to the construction cost of the existing sewer. The Treatment Plant Capacity Charge represents the allocation of costs of treatment capacity for a new service; the Collection System Capacity Charge attempts to accomplish the same goal with the costs of constructing the collection system.

A property is excluded from the Collection System Capacity Charge if it can be shown that an owner of the property at some time has contributed to the construction cost of the existing sewer, as a parcel in a sewer subdivision or land development, by an assessment in an assessment District, or by payment for the cost of a main extension. Determining which properties have contributed is not always as clear as it might seem. Consequently, staff reviewed the construction history of the four major areas within the District (Ventura Avenue, Oak View, Meiners Oaks & City of Ojai) and have concluded the following.

Ventura Avenue Area

The area south of the treatment plant to Shell Road, previously known as the Ventura Avenue Sanitary District (VASD) was formed in the early 1960s and through the sale of a General Obligation Bond in 1966 in the amount of \$525,000, the sewage collection system was installed. All properties within the boundaries of VASD (sewered & unsewered) paid an proportionate share of this debt each year until it was paid off in fiscal year 1996/97. Consequently, any property within the VASD, even if they are not connected to the sewer, have contributed to the cost of construction and would not be subject to the Collection System Capacity Charge.

Oak View Area

The area north of the treatment plant to Woodland Avenue in Mira Monte, previously known as the Oak View Sanitary District (OVSD), was formed in the early 1960's and through the sale of Sewer Revenue Bonds in 1964 in the amount of \$1,500,000, the sewage collection system was installed. Prior to the sale of these bonds the boundaries of OVSD were established, however, since this was a revenue bond only the properties that connected to the sewer and began paying for sewer service became responsible for the bond. Consequently, any property within the former boundaries of OVSD which has never been connected to the sewer system has not contributed to the cost of the construction of the collection system and would be subject to the Collection System Capacity Charge.

Meiners Oaks Area

The area previously known as the Meiners Oaks Sanitary District (MOSD) abutted the Oak View Sanitary District boundary around Woodland Avenue in Mira Monte continuing northeast encompassing the remainder of the Mira Monte area, and the Meiners Oaks area up to the boundaries of the City of Ojai. MOSD was formed in the early 1960's and through the sale of General Obligation Bonds in 1963 in the amount of \$1,700,000, the sewage collection system was installed. All properties within the boundaries of MOSD (sewered & unsewered) pay an proportionate share of this debt along with their property tax bill until the debt is paid off in the fiscal year 2003/2004. Consequently, any property within the MOSD, even if they are not connected to the sewer, have contributed to the cost of construction and would not be subject to the Collection System Capacity Charge.

City of Ojai

Prior to the consolidation of the sanitation facilities within the Ojai Valley in 1985 the City of Ojai constructed, operated, and maintained the sewer system within its boundaries. At consolidation the Ojai Valley Sanitary District assumed all responsibility for the sewer system within the city and was given possession of all available city documentation regarding the history of this system. The documentation was limited, history on the construction of the sewer system was practically non-existent except for some very recent developments. In talking to long-time City staff they remember that there were three General Obligation Bonds on the books, issued in 1958, 1960 & 1963, all of which were paid off shortly following consolidation. City staff did not know which portion/s of the sewer system were built with these funds or if all the properties within the city were obligated to pay these debts. It is inconclusive as to which properties have contributed and which haven't; it is assumed that the properties presently receiving service did contribute their share to the existing system at the time they connected. Consequently, any property within the City of Ojai's boundaries that has never been connected to the sewer system will be subject to the Collection System Charge.

There are probably portions of these conclusions which could be questioned however, based on the facts that are available at this point in time staff feels it is the most equitable interpretation of how Ordinance No. OVSD-34 should be implemented.

Board of Direc
June 22, 1999
Page 3

There are probably portions of these conclusions which could be questioned however, based on the facts that are available at this point in time staff feels it is the most equitable interpretation of how Ordinance No. OVSD-34 should be implemented.

The Finance Committee reviewed the details of this issue at their June 21 meeting and unanimously supported staff's Interpretation of implementing Ordinance No. OVSD-34.

If you have any questions or need additional information please call me at 646-5548.



Brenda Krout
Administrative Officer

APPROVED FOR JUNE 28, 1999 AGENDA:


DAVID R. BURKHART, GENERAL MANAGER

EXHIBIT B



OJAI VALLEY SANITARY DISTRICT

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December 12, 2018

Board of Directors
Ojai Valley Sanitary District
Ojai, CA 93023

PROPOSED ORDINANCE NO. OVSD-80 – AMENDMENT OF CHAPTERS 1 & 3 OF THE OJAI VALLEY SANITARY DISTRICT CODE OF REGULATIONS TO ACCOMMODATE THE RECENT ACCESSORY DWELLING UNIT BASED ON CHANGES TO STATE LAW; FIRST READING PURSUANT TO GOVERNMENT CODE §36934

BACKGROUND

Since the enactment of SB 1069 in 2016 which made major changes to the state land use planning and zoning laws regarding second units, granny flats and carriage units atop garages in order to address the state's housing shortage crisis, Government Code §65852.2 has undergone a major transformation that has placed a burden on general local land use authorities and special utility districts to adapt their rules and regulations to accommodate accessory dwelling units (ADU). Complicating matters from the very beginning of the statewide effort to understand and implement newly revised section 65852.2 were legislative efforts in 2017 and 2018 to revise its provisions in the wake of those interpretation and implementation concerns. While most of those concerns have been addressed in subsequent legislative enactments (i.e., AB 2299, AB 2406, SB 229 and AB 494), there remains a very real and potentially debilitating problem of compliance with California Constitution, art. XIID (see Prop. 218) and whether the fees, charges and rates affected by section 65852.2 are fair, reasonable and equitable in nature and proportionately representative of the costs incurred by regulatory agencies.

PROPOSED AMENDMENTS

The proposed amendments to OVSD Code of Regulations, Chapters 1 (General Provisions) and 3 (Fees, Rates, Charges and Other Financial Matters) are more definitional in nature. Any changes to actual fees, rates and charges imposed by OVSD will await the completion of a fee and rate study currently being done by Carollo Engineering. Once that study is complete, there may be a second set of amendments to these chapters as well as compliance with Prop. 218 notice and hearing procedures for changes to property-related fees, rates and charges.

ITEM 12-1

In addition to numerous changes to wording, grammar and punctuation in Chapters 1 and 3 to improve readability and enforceability, the main attraction and reason for these proposed amendments is to accommodate the recent ADU based changes to state law. Namely, Government Code section 65852.2 has required infrastructure utilities like OVSD to address its regulations in order to meet the mandates in section 65852.2. You will see these changes in the following sections:

- 101.10 (Definitions) page 1-12 – "Single Dwelling Unit" and the addition of "Accessory Dwelling Unit"
- 301.4 (Application of Capacity Charge) – reference to interior ADU being exempt from sewer connection and connection fee requirement.
- 301.9 (Person Responsible) – made applicable to parcel owner or customer with an ADU or planning to build an ADU
- 302.7.1 (Computation of Sewer Service Charges / Residential Use) -- addition of ADU to Group 1 Residential with a factor of 1

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In terms of California Environmental Quality Act compliance, these proposed amendments to the OVSD Code of Regulations are statutorily exempt per CEQA Guidelines §15273 which states in pertinent part that "CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies" Upon the second and final reading of this proposed code of regulations amendment, District staff will recommend that the Board approve and adopt the use of a Notice of Exemption (CEQA Guidelines §15062) for this regulatory project and for the District staff file the Notice of Exemption in accordance with state law and regulations.

PROCEDURAL DUE PROCESS

There are several hearing, notice, and publication procedures related to adoption of this ordinance. Government Code 6066 requires the notice of the public hearing, together with a general explanation of the ordinance, be published in a newspaper of general circulation in the District. After the public hearing, and presuming the ordinance is adopted in its present form, the ordinance must then be published or posted and can take effect upon expiration of the week of publication or posting. The ordinance, if passed in present form following public hearing recommended for January 28, 2019, may take effect February 8, 2019.

Attached to this Board letter is a version of the proposed amendments to Chapter 1 and 3 showing deletions and additions. Also attached is version of the proposed amendments accepting the changes in a clean, final format. Both of these versions are provided for the public's and the Board's convenience.

12-2

RECOMMENDATIONS

It is recommended the Board:

- a. Consider amending the Ojai Valley Sanitary District Code of Regulations to accommodate the recent accessory dwelling unit-based changes to state law, as presented in Ordinance No. OVSD-80;
- b. Conduct the first reading, by title only, of Ordinance No. OVSD-80; and
- c. Direct staff to place Ordinance No. OVSD-80 on the January 28, 2019 agenda for the second reading, public hearing, and adoption.



Jeff Palmer
General Manager

Ecn.



OJAI VALLEY SANITARY DISTRICT

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January 22, 2019

Board of Directors
Ojai Valley Sanitary District
Ojai, CA 93023

ADOPTION OF PROPOSED ORDINANCE NO. OVSD-80 – AMENDMENT OF CHAPTERS 1 & 3 OF THE OJAI VALLEY SANITARY DISTRICT CODE OF REGULATIONS TO ACCOMMODATE THE RECENT ACCESSORY DWELLING UNIT BASED ON CHANGES TO STATE LAW; SECOND READING PURSUANT TO GOVERNMENT CODE §36934

The first reading of proposed Ordinance No. OVSD-80, Amendment of Chapters 1 & 3 of The Ojai Valley Sanitary District Code of Regulations To Accommodate The Recent Accessory Dwelling Unit Based on Changes To State law, was conducted at your December 17, 2018 meeting.

The proposed amendments to OVSD Code of Regulations, Chapters 1 (General Provisions) and 3 (Fees, Rates, Charges and Other Financial Matters) are mainly definitional in nature. Any changes to actual sanitary sewer service fees, rates and charges imposed by OVSD will await the completion of a fee and rate study currently being done by Carollo Engineering. Once that study is complete, there may be a second set of amendments to these chapters as well as compliance with Prop. 218 notice and hearing procedures for changes to property-related sanitary sewer service fees, rates and charges.

In addition to numerous changes to wording, grammar and punctuation in Chapters 1 and 3 to improve readability and enforceability, the main reason for these proposed amendments is to accommodate the recent accessory dwelling unit ("ADU") based changes to state law. Namely, Government Code section 65852.2 has required infrastructure utilities like OVSD to address its regulations in order to meet the mandates in section 65852.2. You will see these changes in the following sections:

- 101.10 (Definitions) page 1-12 – "Single Dwelling Unit" and the addition of "Accessory Dwelling Unit".
- 301.4 (Application of Capacity Charge) – reference to interior ADU being exempt from sewer connection and connection fee requirement.
- 301.9 (Person Responsible) – made applicable to parcel owner or customer with an ADU or planning to build an ADU
- 302.7.1 (Computation of Sewer Service Charges / Residential Use) -- addition of ADU to Group 1 Residential with a factor of 1

ITC 6-1

In terms of California Environmental Quality Act compliance, these proposed amendments to the OVSD Code of Regulations are statutorily exempt per CEQA Guidelines §15273 which states in pertinent part that "CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies" Staff recommends that the Board approve and adopt the use of a Notice of Exemption (CEQA Guidelines §15062) for this regulatory project and direct District staff to file the Notice of Exemption in accordance with state law and regulations.

The proposed ordinance has been reviewed and approved as to form by District Legal Counsel. All posting and publications requirements have been fulfilled and Ordinance No. OVSD-80 is now ready for second reading and public hearing.

After the public hearing, and presuming the ordinance is approved and adopted in its present form by the OVSD Board of Directors, the ordinance must then be published or posted and will then take effect upon expiration of the week of publication or posting. The ordinance, if passed in present form, may take effect February 8, 2019.

RECOMMENDATIONS

- a. Conduct the Second reading, by title only, of Ordinance No. OVSD-80, Amendment of Chapters 1 & 3 of The Ojai Valley Sanitary District Code of Regulations To Accommodate The Recent Accessory Dwelling Unit Based on Changes To State law; and
- b. Conduct the public hearing:
 1. Open public hearing.
 2. Receive staff report and recommendations.
 3. Report of written communications by Clerk of the Board.
 4. Public comment.
 5. Close public hearing.
 6. Discussion and Deliberation by Board of Directors.
- c. Find that Ordinance No. OVSD-80, Amendment of Chapters 1 & 3 of The Ojai Valley Sanitary District Code of Regulations To Accommodate The Recent Accessory Dwelling Unit Based on Changes To State law is a project that is statutorily exempt from CEQA environmental review in accordance with CEQA Guidelines (14 Calif. Code of Regs.) Section 15273 and the District's Administrative Supplement to The State CEQA Guidelines; and
- d. Direct District staff to file a Notice of Exemption in accordance with CEQA Guidelines Section 15062; and

6-2

- e. Approve and Adopt Ordinance No. OVSD-80, with the provisions of the Ordinance taking effect and becoming enforceable on February 8, 2019.



Jeff Palmer
General Manager

Enc.

6-3

OJAI VALLEY SANITARY DISTRICT

ORDINANCE NO. OVSD-80

AN ORDINANCE AMENDING THE OJAI VALLEY SANITARY DISTRICT CODE OF REGULATIONS TO ACCOMMODATE AND COMPLY WITH RECENT CHANGES TO STATE LAW REGARDING ACCESSORY DWELLING UNITS

RECITALS

WHEREAS, the Ojai Valley Sanitary District ("District") was formed under the Sanitary District Act of 1923 (Health and Safety Code § 6400 *et seq.*) ("Act"); and

WHEREAS, Health and Safety Code §§ 6491.1, 6520, 6520.2 and 6521(c) of the Act authorizes the District to adopt regulations to control and maintain its sewer system by regulating connections to the sewer system through a permit system; and

WHEREAS, the District is required to establish regulations to protect its wastewater treatment works, the public health, safety and welfare, and the environment as provided by State and Federal law including the Porter-Cologne Water Quality Control Act (California Water Code, Division 7), the Clean Water Act (33 United States Code § 1251 *et seq.*) and the General Pretreatment Regulations (Title 40, Code of Federal Regulations Part 403); and

WHEREAS, the District is authorized by its enabling legislation and other State and Federal law referenced above to adopt reasonable and necessary regulations to control and regulate the use of the District's sewer system, prevent sanitary sewer overflow and protect the public health, safety and welfare; and

WHEREAS, this proposed Ordinance amends District Code of Regulations, Chapters 1 & 3 to accommodate and comply with the recent changes to State law regarding accessory dwelling units ("ADU") which consider ADUs as a lower cost housing alternative to meet the needs of existing and future residents and as an essential component of California's housing supply (Gov. Code §§ 65852.150 and 65852.2); and

WHEREAS, this proposed Ordinance most likely will result in changes to actual District fees, rates and charges for the provision of sanitary sewer collection and treatment which will then be implemented through the adoption of a second set of amendments to the District Code of Regulations in compliance with Cal. Const. arts. XIIC-XIID (i.e., Prop. 218) and Government Code §53750 *et seq.* process procedures for changes to property-related fees, rates and charges; and

WHEREAS, the District takes this action to amend its Code of Regulations with the knowledge that certain provisions within Government Code §65852.2 impose an unfunded state mandate upon the District that may be in conflict with California Constitution Articles XIIC and XIID; and

WHEREAS, this Ordinance action is a statutorily exempt project under the California Environmental Quality Act pursuant to title 14, California Code of Regulations ("CEQA Guidelines"), §15273; and

6-4

WHEREAS, the District Board of Directors takes this ordinance amendment action with the understanding that if any portion of this Ordinance or the application thereof is held to be unconstitutional or for any reason determined to be invalid by a court of competent jurisdiction, the validity of all remaining portions and applications shall be unaffected, and they shall remain in full force and effect and

NOW, THEREFORE, the Board of Directors of the Ojai Valley Sanitary District does hereby ordain as follows:

- A. Ordinance No. OVSD-80 is subject to review under the California Environmental Quality Act (CEQA), but is statutorily exempt per CEQA Guidelines §15273 which states in pertinent part that "CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies"
- B. Direction is given to District staff to file a CEQA Notice of Exemption with the County Clerk of the County of Ventura for Ordinance No. OVSD-80 in accordance with CEQA Guidelines §15062.
- C. The above recitals are true and incorporated herein by this reference.
- D. The findings and determinations set forth in this Ordinance constitute the independent findings and determinations of the District Board in all respects and are supported by the substantial evidence in the administrative record for this matter as a whole.
- E. The Ojai Valley Sanitary District Code of Regulations is amended to add revised Chapters 1 & 3 to read as set forth in attached "Exhibit A" incorporated by this reference.
- F. This amended Ordinance shall be published or posted in accordance with Health and Safety Code §6490 with the provisions of this amended Ordinance taking effect and becoming enforceable on February 8, 2019.

6-5

PASSED AND ADOPTED by the governing board of the Ojai Valley Sanitary District on this 28th day of January, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

William M. Stone, Chairman
Board of Directors

Stephen L. Quilici, Secretary
Board of Directors

6-6

EXHIBIT C

ORIGINAL

OJAI VALLEY SANITARY DISTRICT

ORDINANCE NO. OVSD-80

AN ORDINANCE AMENDING THE OJAI VALLEY SANITARY DISTRICT CODE OF REGULATIONS TO ACCOMMODATE AND COMPLY WITH RECENT CHANGES TO STATE LAW REGARDING ACCESSORY DWELLING UNITS

RECITALS

WHEREAS, the Ojai Valley Sanitary District ("District") was formed under the Sanitary District Act of 1923 (Health and Safety Code § 6400 *et seq.*) ("Act"); and

WHEREAS, Health and Safety Code §§ 6491.1, 6520, 6520.2 and 6521(c) of the Act authorizes the District to adopt regulations to control and maintain its sewer system by regulating connections to the sewer system through a permit system; and

WHEREAS, the District is required to establish regulations to protect its wastewater treatment works, the public health, safety and welfare, and the environment as provided by State and Federal law including the Porter-Cologne Water Quality Control Act (California Water Code, Division 7), the Clean Water Act (33 United States Code § 1251 *et seq.*) and the General Pretreatment Regulations (Title 40, Code of Federal Regulations Part 403); and

WHEREAS, the District is authorized by its enabling legislation and other State and Federal law referenced above to adopt reasonable and necessary regulations to control and regulate the use of the District's sewer system, prevent sanitary sewer overflow and protect the public health, safety and welfare; and

WHEREAS, this proposed Ordinance amends District Code of Regulations, Chapters 1 & 3 to accommodate and comply with the recent changes to State law regarding accessory dwelling units ("ADU") which consider ADUs as a lower cost housing alternative to meet the needs of existing and future residents and as an essential component of California's housing supply (Gov. Code §§ 65852.150 and 65852.2); and

WHEREAS, this proposed Ordinance most likely will result in changes to actual District fees, rates and charges for the provision of sanitary sewer collection and treatment which will then be implemented through the adoption of a second set of amendments to the District Code of Regulations in compliance with Cal. Const. arts. XIII C-XIII D (i.e., Prop. 218) and Government Code §53750 *et seq.* process procedures for changes to property-related fees, rates and charges; and

WHEREAS, the District takes this action to amend its Code of Regulations with the knowledge that certain provisions within Government Code §65852.2 impose an unfunded state mandate upon the District that may be in conflict with California Constitution Articles XIII C and XIII D; and

WHEREAS, this Ordinance action is a statutorily exempt project under the California Environmental Quality Act pursuant to title 14, California Code of Regulations ("CEQA Guidelines"), §15273; and

WHEREAS, the District Board of Directors takes this ordinance amendment action with the understanding that if any portion of this Ordinance or the application thereof is held to be unconstitutional or for any reason determined to be invalid by a court of competent jurisdiction, the validity of all remaining portions and applications shall be unaffected, and they shall remain in full force and effect and

NOW, THEREFORE, the Board of Directors of the Ojai Valley Sanitary District does hereby ordain as follows:

- A. Ordinance No. OVSD-80 is subject to review under the California Environmental Quality Act (CEQA), but is statutorily exempt per CEQA Guidelines §15273 which states in pertinent part that "CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies"
- B. Direction is given to District staff to file a CEQA Notice of Exemption with the County Clerk of the County of Ventura for Ordinance No. OVSD-80 in accordance with CEQA Guidelines §15062.
- C. The above recitals are true and incorporated herein by this reference.
- D. The findings and determinations set forth in this Ordinance constitute the independent findings and determinations of the District Board in all respects and are supported by the substantial evidence in the administrative record for this matter as a whole.
- E. The Ojai Valley Sanitary District Code of Regulations is amended to add revised Chapters 1 & 3 to read as set forth in attached "Exhibit A" incorporated by this reference.
- F. This amended Ordinance shall be published or posted in accordance with Health and Safety Code §6490 with the provisions of this amended Ordinance taking effect and becoming enforceable on February 8, 2019.

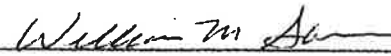
PASSED AND ADOPTED by the governing board of the Ojai Valley Sanitary District on this 28th day of January, 2019, by the following vote:

AYES: BAGGERLY, BURG, STONE, CURTIS

NAYS: ULRICH, QUILICI

ABSENT: KAISER

ABSTAIN: NONE



William M. Stone, Chairman
Board of Directors



Stephen L. Quilici, Secretary
Board of Directors

“EXHIBIT A”

Chapter 1 **General Provisions**

SECTION 100. Code Adoption

100.1 Short Title; Reference to Code

This Code shall be known as the “Ojai Valley Sanitary District Code of Regulations.” This Code may also be referred to as the “Ojai Valley Sanitary District Code.” Portions of this Code may be designated as an addition or amendment to, or a repeal of, the “Ojai Valley Sanitary District Code.”

100.2 Codification Authority

This Code is adopted pursuant to the provisions of the Sanitary District Act of 1923 (California Health & Safety Sections 6400 et seq.) and other provisions of law that empower the District to enact regulations. This Code references applicable sections of State and Federal law. In the event that these statutory references are updated by new law or regulation, it is the intent of this Code that the successor statute will govern the District’s authority.

100.2.1 District approval shall be required and applicable fees shall be paid prior to any construction, installation, alteration, repair, opening, uncovering, extending, connecting to, or other work related to any system discharging into public sewers. Contracts awarded under certain Emergency situations do not require prior approval of the Board of Directors.

100.2.2 District approval shall be required prior to the use of any system discharging to District Sewer System. A District Permit for Non-Domestic Wastewater Discharge shall be required prior to any discharge of non-domestic wastewater directly or indirectly to District Sewer System.

100.3 Effective Date

This Code takes effect upon the effective date of the ordinance of the Board of Directors of the Ojai Valley Sanitary District whereby this Code is adopted.

100.4 Severability and Validity of Code

If any section, subsection, sentence, clause, phrase or portion of this Code is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Code. The Board hereby declares that it would have adopted this Code and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

100.5 Distribution of Code

At least one (1) duly certified copy of this Code shall be filed for use and examination by the public in the office of the District Clerk. Additional copies shall be prepared in loose-leaf form in such binders as the District Clerk may prescribe. Copies thereof shall be distributed as determined by the District Clerk.

100.6 Amendments

The District Clerk, or other District Representative, shall prepare copies of such changes in the Code for insertion in the loose-leaf copies thereof. Every portion of the Code so changed shall have printed thereon a notation of the ordinance number pursuant to which such change is adopted. All amendments shall be published in a newspaper published in the District and shall take effect upon the expiration of the week of publication pursuant to California Health and Safety Code Section 6490.

100.7 Notation of Amendments

Upon the adoption of any amendment or addition to this Code, or upon the repeal of any of its provisions, the District Clerk shall certify thereto and shall make an appropriate notation in the volumes of said Code of the taking of such action, noting thereon the number of the ordinances pursuant to which such action is taken. Duly certified copies of every ordinance making changes in such Code shall be filed in the office of the District Clerk in books for such purpose, duly indexed for ready reference.

100.8 District Fees and Charges

This Code sets forth District Capacity Charges, Sewer Service Charges and Debt Service Charges, and Fees for Sewer-System Related Services in Chapter 3, Appendices B, C and D, respectively. Said charges and fees, as set forth in said appendices, may be amended by the Board from time to time in accordance with this Code and other applicable law. In addition to the fees and charges imposed and collected by the District pursuant to this Code, the District may levy, assess and collect other fees, charges, penalties, refunds, reimbursements of any kind in accordance with applicable law.

100.9 Prior Ordinances and Regulations

This Code is intended to be a compilation of selected ordinances and regulations of general application governing the organization and functioning of the Ojai Valley Sanitary District as those ordinances and regulations have been adopted by the District's Board of Directors. The provisions of this Code which are substantially the same as existing District ordinances and regulations shall be construed as restatements and continuations of those ordinances and regulations, and not as new enactments. Therefore, this Code supersedes those prior ordinances and regulations from which it was compiled, and which were in effect on the effective date of this Code. All such prior ordinances and regulations shall be deemed amended to read as provided in this Code. This Code also supersedes all existing ordinances and regulations of the District that are contrary to or inconsistent with the provisions of this Code.

The District ordinances and regulations listed in Appendix A of this Chapter are not superseded by this Code, and shall remain in full force and effect until otherwise amended or repealed:

100.10 Pending Proceedings

Any action or proceeding commenced before this Code takes effect, and any right accrued, is not affected by this Code, but all actions or proceedings commenced after the effective date of this Code shall, where applicable, conform to the provisions of this Code.

100.11 Conflict with State Codes

Any provision of this Code in conflict with any provision of the governing codes of the State of California due to revisions made in such governing codes shall be automatically superseded by said revisions.

SECTION 101. RULES OF CONSTRUCTION; DEFINITIONS

101.1 Construction

Unless the provisions or the context require otherwise, the general provisions, rules of construction and definitions set forth below shall govern the construction of this Code. The provisions of this Code and all proceedings under it are to be construed with a view to accomplishing its objects and promoting justice.

101.2 Effect of Headings

Chapter, section and subsection headings contained in this Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of any chapter, section or subsection of this Code.

101.3 Prohibited Acts include Causing, Permitting or Suffering

Whenever in this Code any act or omission is made unlawful, it shall include causing, permitting, aiding, abetting, suffering or concealing such act or omission.

101.4 Reference Applies to Amendments

Whenever a reference is made to any portion of this Code, or to any ordinance or regulation of the District, the reference applies to all amendments and additions now or hereafter made.

101.5 Service of Notices

Whenever a notice is required to be given under this Code, unless different provisions herein are otherwise specifically made, such notice may be given either by personal delivery to the person to be notified or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to such person to be notified, at his or her last known business or residence address as the same appears in the public records of Ventura County pertaining to the matter to which such notice is directed. Service by mail shall be deemed to have been completed at the time of deposit in the post office.

101.6 Proof of Notice

Proof of giving any notice may be made by the certificate of any officer or employee of the District, or by affidavit or declaration under penalty of perjury as provided by the California Code of Civil Procedure Section 2015.5 of any person over the age of eighteen years, which shows service in conformity with this Code, or other provisions of law applicable to the subject matter concerned.

101.7 Tenses

The present tense includes the past and future tenses.

101.8 Gender

The masculine gender includes the feminine and neuter.

101.9 "Shall" and "May"

"Shall" is mandatory and "may" is permissive unless the context requires otherwise.

101.10 Definitions

The following words and phrases, whenever used in this Code, will have the following meanings, unless from the text a different meaning is construed:

Applicant: The person making application for permission for a sewer or plumbing installation and shall be the owner of premises to be served by the sewer for which permission is requested or his authorized agent.

Basic Sewer Service Charge: A District charge to each Parcel served by the District Sewer System to recover the sum total of sewer system and treatment plant operation costs, maintenance and replacement costs, general administration and accounting costs for providing service, capital costs and District expenditures deemed necessary to conduct the lawful business of the District (see Appendix C in Chapter 3), with the exception of the Debt Service Surcharge.

Board of Directors: The governing board of the Ojai Valley Sanitary District of Ventura County. (Also referred to as "District Board," "Board Members" or "Board.")

Biochemical Oxygen Demand (BOD): The quantity of oxygen required in the biological oxidation of organic matter under standard laboratory procedure in five (5) days at twenty (20) degrees centigrade, expressed in milligrams per liter.

Capacity Charge: A one-time Charge for a new connection to the District Sewer System or expansion of use to the sewer system to cover a Parcel's proportionate cost of: (1) the existing District Sewer System benefit conveyed to the Parcel being charged; and (2)

the new District Sewer System Facilities to be acquired or constructed in the future that are of proportional benefit to the Person or Parcel being charged.

Capacity Unit: A unit of measurement based upon the wastewater flow derived from industry standards. A single Capacity Unit equals the average wastewater flow generated by a Single Dwelling Unit or two hundred (200) GPD.

Code: The Ojai Valley Sanitary District Code of Regulations as approved and adopted by the District Board and as it may be amended from time to time. (Also referred to as the "Ojai Valley Sanitary District Code.")

Collection System: The District's publicly owned and operated system of conduits and underground pipes (Local and Trunk Sewers) which receive and convey sanitary wastewater to the District's Treatment Plant.

Connection: A physical connection between any type of piping (or any other sewage conveyance system) not owned by the District to another type of piping which is directly or indirectly connected to the District's Sewage System.

Connection Fee: A fee paid by a new District Sewer System user for the capital costs of capacity made available for his or her use.

Contractor: An individual, firm, corporation, partnership or association duly licensed by the State of California to perform the type of work to be done.

County: The County of Ventura, unless otherwise specified.

Customer: The Owner of a Parcel of land, as defined by the Ventura County Assessor's Office, being provided with District Sewer System service.

Day: Calendar day, unless otherwise specified.

Debt Service Surcharge: A District charge levied on each Parcel connected to the District Sewer System to fund or pay for the debt service on the 2003 Series Bond Issue which funded necessary improvements to the City of Ojai's 1927 collection system so that could be compatible with the District's existing Collection System when the City of Ojai consolidated its sewer system with the District's.

Director: Member of the District's elected governing Board. (Also referred to as "Board Member" or "Member.")

Discharger: Any person discharging sanitary wastewater, sewage, liquid waste or industrial waste to the District's Sewer System.

District: Ojai Valley Sanitary District, a sanitary district organized and existing under the laws of the State of California, and located in the County of Ventura, California.

District Representative: Any person authorized by the District Board or General Manager to act on the District's behalf in carrying out the administrative, operational or any other functions of the District.

District Sewer System: Collectively, all of the property, pipes, pumps, structures and appurtenances for collecting, transporting, conveying, treating and disposing of Sewage, which was acquired, constructed and financed by the Ojai Valley Sanitary District with funds derived from the sale of revenue bonds, general obligation bonds, or otherwise. (Also referred to as "District Sewage Facility," "District Sewerage Facility," or "District Wastewater Facility.")

Domestic Sewage: The liquid and water born waste derived from the ordinary living processes, free from non-domestic wastewater and of such character as to permit satisfactory disposal, without special treatment, into the District Sewer System. (Also referred to as "Residential Wastewater.")

Easement: A properly right, however created, by which the owner of the easement is entitled to make specified uses of real property owned by another.

Emergency: A condition which creates imminent danger to the public health, safety or welfare, or otherwise significantly impairs the District's ability to provide sewer service to its ratepayers.

Encroachment: An activity or condition which results in significant interference with the Easement rights of the owner of an Easement. As respects District easements, there are three classes of Encroachments:

Class One:

Encroachments which interfere only slightly with District easements. Examples may include loose paving stones and similar landscaping features, flowerbeds, small shrubs, lawn and ground covers which do not impede normal use and operation of the District's Sewer System and may readily be removed and restored at a modest cost if access to that system is required.

Class Two:

Encroachments which will cause significant interference with District Easements but which, due to being readily removable or by virtue of District mandated safeguards and/or mitigation measures, the interference can be ameliorated to an acceptable level. Examples may include fences, gates, driveways, paving, portable or readily removable structures, larger vegetation whose roots do not have a propensity to invade wastewater facilities, and cuts and fills.

Class Three:

Encroachments which will cause significant interference with District Easements. Examples may include permanent structures such as buildings, swimming pools, permanent decks, retaining walls and reinforced concrete or masonry; temporary structures which are not readily removable from the Easement; also trees, heavy brush, and vegetation that prevents District access to its facilities in the Easement; also any activities and conditions that are unlawful or prohibited by this Code or by other applicable laws.

Fees for Sewer System-Related Services: Miscellaneous fees imposed upon Parcel Owners for District services related to and necessary for the District's providing sewer service, including, without limitation, plan check fees, processing fees, inspection fees, permit fees, line cleaning and maintenance fees, violation abatement or correction fees, annexation fees, returned check fees, sewer atlas update fees and recording fees.

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 above-numbered elements will result in the elimination of a Food Preparation, provided the Parcel Owner is required to remove the elements pursuant to an "Agreement to Cease an Unpermitted Connection" executed in the manner authorized by Chapter 10, Section 1014. (Ord. 75, 2015)

General Manager: The person appointed by the Board of Directors to administer and enforce the rules and regulations of the District. (Also referred to as "District Manager" or "Manager.")

Governing Body: The Ojai Valley Sanitary District Board of Directors is the governing body of the District. The Board is the governing power of the District, and exercises all District powers. (Health & Safety Code §6481) The Board receives its power from the California Constitution and State laws passed by the legislature, including the District's principal act, the Sanitary District Act of 1923, Health & Safety Code §6400 et seq.

Gallons per Day (GPD): Gallons of wastewater generated per day.

Industrial Wastewater: Any Wastewater containing solid, liquid, gaseous or radioactive substances that is discharged, flowing or permitted to escape from any producing, manufacturing, processing, institutional, commercial, agricultural or similar operation into the District Sewer System, and which Wastewater results from the development, recovery or processing of any material resource.

Inspection: The act of reviewing any or all Sewer construction work for the purpose of determining compliance with the District Code, and all other applicable laws, rules or regulations.

Inspector: The person appointed by and acting for the General Manager to inspect Wastewater generation, conveyance, processing and disposal facilities within the District's jurisdiction.

Interceptor: A device designed and installed so as to separate and retain deleterious, hazardous, or undesirable matter from normal wastes and permit normal sewage or liquid wastes to discharge by gravity.

Lateral: A sewer beginning at the foundation wall of any building or structure and terminating at the District Sewer System, which sewer connects the building or structure to the District Sewer System. The Lateral includes the connection facility by which the Lateral is connected to the District Sewer System. (Also referred to as "Side Sewer.")

Law: Denotes applicable federal law, the constitution and statutes of the State of California, the ordinances of the District, and any and all rules and regulations which may be promulgated thereunder.

Liquid Waste: The discharge from any plumbing fixture, which does not receive fecal matter.

Local Sewer: That portion of the District Sewer System which directly receives Wastewater from the Lateral of a Discharger.

Local Sewer Capacity Charge: A Capacity Charge based upon the District's Local Sewer facilities in existence at the time the charge is imposed. The Local Sewer Capacity Charge is calculated by dividing the total replacement cost of the District's Local Sewer facilities by the total Capacity Units accessing those facilities. Accordingly, the Local Sewer Capacity Charge equals each Parcel's proportionate share of the total replacement cost of the District's existing Local Sewer facilities and is, therefore, proportionate to the benefit received by that Parcel.

Manufactured Home: A structure which is transportable in one or more sections and, when erected, meets the District's criteria for a Single Dwelling Unit. (Ord. 69, 2012)

Mobile Home: A structure which is transportable in one or more sections and, when erected, meets the District's criteria for a Single Dwelling Unit. (Ord. 69, 2012)

Mobile Home Space: An area within a Premises with facilities by which a Mobile Home may be connected to the District's Sewer System.

Multifamily Manufactured or Mobile Home: A structure which is transportable in one or more sections and, when erected, meets the District's criteria for two or more Single Dwelling Units. (Ord. 69, 2012)

Non-Domestic Wastewater: Shall mean same as Industrial Wastewater.

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

Non-Residential Wastewater: See "Non-Domestic" Wastewater.

Nuisance: A discharge of Sewage in violation of District regulations or orders which is or could be harmful to, or unreasonably affect, the Sewer System, or which impairs or unreasonably affects the operation and maintenance of the District's Sewer System, or which violates quantity, quality or other standards adopted by the District, or which places an unreasonable burden on the District's ratepayers.

Occupant: Any person actually occupying any premises whether as owner or tenant or under contract or otherwise.

Owner: The record owner of a Parcel as shown by the official records of the Ventura County Recorder, Ventura County Assessor or the holder of any possessory interest in publicly owned property.

Parcel: A single lot of land for which a legal description has been filed on record, or the boundaries of which are shown on a subdivision map or a record of survey map, filed in the office of the Ventura County Recorder.

Permit: A formal authorization or approval by the District to engage in or undertake specified conduct or activities. This authorization/approval may be subject to limitations or conditions.

Person: Any human being, individual, firm, company, partnership, association and private, public or municipal corporations, the United States of America, State of California, districts and all political subdivisions and governmental agencies thereof.

Premises: Any lot, piece, or Parcel of real property improved or unimproved within the boundary of the District.

Public Sewer: A common sewer lying within a public way or Easement, which is controlled by or under the jurisdiction of the District, and which receives flows from buildings or structures connected thereto.

Recreational Vehicle: A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation or recreational, emergency, or other occupancy, meeting the District's criteria for a Single Dwelling Unit. (Ord. 69, 2012)

Recreational Vehicle Park (RV Park): Is any recreational vehicle park subject to a permit issued by either the Department of Housing and Community Development or other enforcement agency pursuant to the Special Occupancy Parks Act (Health and Safety Code Section 18860 et seq.). (Ord. 69, 2012)

Recreational Vehicle Space: Is any area within a Recreational Vehicle Park designed to accommodate a Recreational Vehicle in a manner that provides that Recreational Vehicle with the means to connect directly or indirectly to the District's Sewer System. (Ord. 69, 2012)

Sanitary Sewer: A conduit that conveys sewage or non-domestic wastes or a combination of both, and into which storm waters, surfaces, and ground waters and unpolluted waters are not admitted. See also Government Code section 53750(k).

Service Unit (SU): A measure of sewer service provided to a Parcel based upon the volume and strength of the Parcel's wastewater flow. The method used by the District to calculate Service Units for a given Parcel depends on the application of criteria and formulas derived by the District based on industry standards.

Sewage: A combination of water-carried wastes from residences, business buildings, institutions and industrial establishments.

Sewer: A pipe or conduit for carrying sewage.

Sewer Service: The services and facilities for collection, treatment and disposal of Sewage furnished or available to a Parcel by the District Sewer System.

Sewer Service Charge: A charge imposed to recover the sum total of sewer service costs represented by the Basic Sewer Service Charge and the Debt Service Surcharge.

Single Dwelling Unit:

For purposes of determining the Capacity Fee for a Capacity Unit, a single dwelling unit shall be anyone of the following:

a. An Accessory Dwelling Unit (ADU) that is either attached to an existing principal residence or is a stand alone structure on the same parcel as the principal residence as defined by Government Code §65852.2, paragraph (i)(4) or is within an existing structure as defined by Government Code §65852.2, subdivision (e).

b. 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.

c. Any trailer, boat, motor home or other Recreational Vehicle connected to the District's Sewer System, either permanently or for a temporary period exceeding thirty (30) days, except when occupying a Recreational Vehicle Space.

d. Notwithstanding any other provision of this Code of Regulations, where a structure located on a Parcel is not subject to an "Agreement to Cease an Unpermitted Connection" executed in the manner authorized by Chapter 10, Section 1014, the structure may be deemed a Single Dwelling Unit under the following circumstances:

1. Where one or more structures are located on a Parcel and connected to the District Sewer System (and none of the structures satisfy the Single Dwelling Unit definitions set forth in paragraphs a, b, and c, above, or fall within the non-residential or mixed use classifications established by this Code), the District may treat all the structures, collectively, as the equivalent of one Single Dwelling Unit *[For example, if three structures located on a Parcel are connected to the District Sewer System but none of the structures satisfy the Single Dwelling Unit definitions set forth in paragraphs a, b or c, above, or otherwise fall within non-residential or mixed use classifications established by this Code, the District may treat all of the structures on the Parcel, collectively, as the equivalent of one Single Dwelling Unit.];* or
2. A structure located on a Parcel may be deemed a Single Dwelling Unit where the General Manager or his designee determine that the structure has been designed, modified or constructed to accommodate the installation of a Food Preparation Area and all other elements necessary to define the structure as a Single Dwelling Unit are present. This determination shall be based on either one of the following criteria:

- A. Final permits, plans and/or specifications filed with a government entity approving construction of a Food Preparation Area within the structure; or
- B. Direct observation by the General Manager or his designee of infrastructure within a structure that is configured in a manner commonly required for and associated with the installation of a Food Preparation Area. That infrastructure may include, without limitation, plumbing, electrical outlets and/or gas lines installed to accommodate a grouping of appliances for (1) heating or cooking food; (2) refrigerating food; and (3) the washing of utensils used for dining and food preparation and the washing and preparation of food. (Ord. 69, 2012) (Ord. 75, 2015)

Special Use Permit: A permit issued by the General Manager, in accordance with District regulations, allowing a Parcel Owner or other Person to make temporary or special use of District Sewer System including, without limitation, temporary or special connections to the system. (Ord. 75, 2015)

Street: Any public highway, road, street, avenue, alleyway, public place, public Easement or right of way within the District.

Suspended Solids (SS): Solids that either float on the surface of, or are in suspension in, water, sewage or other liquids, and which are removable by laboratory filtering.

Treatment Plant: The arrangement of devices and structures owned and used by the District to treat Wastewater. (Also referred to as "Treatment Facility.")

Treatment Plant Capacity Charge: A District charge equal to a Parcel's proportionate share of the total replacement cost of unused treatment plant capacity which is also proportionate to the benefit received by the Parcel.

Trunk Sewer: The sewer in any public Street or Easement constructed to accommodate more than one Local Sewer.

Trunk Sewer Capacity Charge: A District charge equal to each Parcel's proportionate share of the total replacement cost of the District's existing Trunk Sewer facilities which is also proportionate to the benefit received by that Parcel. The Trunk Sewer Capacity Charge is calculated by dividing the total replacement cost of the District's Trunk Sewer facilities by the total number of Capacity Units accessing those facilities. .

Unpermitted Connection: Any connection to the District's Sewer System without required District authorization or permits. (Ord. 69, 2012)

Uniform Plumbing Code: The most current edition of the uniform Plumbing Code adopted by the International Association of Plumbing and Mechanical Officials.

User: Owner responsible for payment of Sewer Service Charges and other applicable fees for a Premise served by the District as provided in this Code.

Vehicle: A device that may be used to transport people or things.

Wastewater: All water-borne Sewage, industrial or other wastes, whether treated or untreated, discharged into or permitted to enter the District Sewer System.

Wastewater Facilities: Pipelines, pump stations and other structures, equipment and machinery which are used to collect and convey Wastewater and, in some contexts, to treat and dispose of Wastewater. (Ord. 69, 2012)

SECTION 102. Administration

102.1 General Manager

The General Manager shall be the administrative head of the Ojai Valley Sanitary District under the direction of the Board of Directors. The General Manager shall be responsible for the efficient and effective administration of the day-to-day operations of the District.

102.2 Enforcement Authority

The General Manager shall enforce this Code, all ordinance and policies of the District, and see that all contracts, Permits and agreements that are approved by the Board of Directors are carried out in accordance with the District Board's direction.

102.3 District Public Information Officer

The General Manager shall also be the District Public Information Officer, which includes being responsible for all media contact in relation to the business of the District.

SECTION 103. District Policies and Procedures

The District Board may, by ordinance or resolution, adopt policies and procedures to guide the District in the performance of its lawful activities. The District Clerk shall maintain these policies and procedures in loose-leaf form in such binders as the District Clerk may prescribe. The binders shall be updated by the District Clerk, as required. Said binders shall be filed for use and examination by the public in the office of the District Clerk. Copies thereof shall be distributed as determined by the District Clerk.

SECTION 104. Violations of Code

The following conduct within the jurisdiction of the District is hereby deemed a violation of this Code:

104.1 It shall be unlawful for any person to construct, rebuild, use, occupy or maintain, within the jurisdiction of the District, any residence, place of business or other building where persons reside, congregate or are employed which is not provided with means for the disposal of sewage by either connection to the public sewer system maintained by the District or other lawful means.

104.2 Unless otherwise provided by this Code or other applicable law, it shall be unlawful for any person to construct, install, provide, maintain or use within the jurisdiction

of the District any means of sewage disposal other than connection to the public sewer system maintained by the District.

104.3 It shall be unlawful for any person to connect to the public sewer system maintained by the District except in the manner provided by this Code, and all other applicable local, state or federal laws.

SECTION 105. Mailing and Office Address

The official office and mailing address of the Ojai Valley Sanitary District are as follows:

Ojai Valley Sanitary District
1072 Tico Road
Ojai, California 93023

APPENDIX A

1. Ordinance No. 14: "An Ordinance of the Ojai Valley Sanitary District Governing the Selection of Contractors to Perform Public Projects pursuant to Public Contract Code Section 22032 under the Uniform Public Construct Cost Accounting Act"; (Adopted November 6, 1989, Effective November 18, 1989).
2. Ordinance No. 38. "An Ordinance of the Board of Directors of the Ojai Valley Sanitary District Amending Ordinance No. OVSD-1, Revising Maximum Payback Agreement Life", (Adopted May 24, 1999, Effective June 7, 1999).
3. Ordinance No. 65: "An Ordinance of the Board of Directors of the Ojai Valley Sanitary District adopting Policies and Procedures Governing Public Project Contracts, Professional Service Contracts, The Purchase of Supplies, Equipment and Services, and the Disposal of Surplus Property, (Adopted May 23, 2011, Effective July 1, 2011).
4. Ordinance No. 72: "An Ordinance of the Board of Directors of the Ojai Valley Sanitary District Setting Board Member Compensation"; (Adopted Jun 17, 2013, Effective July 1, 2013). (Repealed by Ord. 73 adopted April 28, 2014, Effective May 7, 2014)
5. Ordinance No. 73: "An Ordinance of the Board of Directors of the Ojai Valley Sanitary District Setting Board Member Compensation", (Adopted April 28, 2014, Effective May 7, 2014)
6. Ordinance No. 74: An Ordinance of the Board of Directors of the Ojai Valley Sanitary District Setting Board Member Compensation", (Adopted April 27, 2015, Effective May 7, 2015)

Chapter 3

Fees, Rates, Charges and Other Financial Matters

SECTION 300. Purpose

This Chapter promulgates regulations governing fees, rates and charges imposed and collected by the District as authorized by the Sanitary District Act of 1923, Article 1 of Chapter 4 of Part 1 of Division 6 of the Health and Safety Code, Section 6400 et seq., Article 4 of Chapter 6 of Part 3 of Division 5 of the Health and Safety Code, Section 5470 et seq. and other applicable provisions of law. This Chapter also makes provision for other related financial matters affecting the District and its constituents.

SECTION 301. Capacity Charges

301.1 Background Considerations

The District Board relies upon certain findings in imposing Capacity Charges including, without limitation, the following:

301.1.1 The Capacity Charges imposed by the District do not exceed the estimated reasonable cost of providing the service for which the Capacity Charges are imposed.

301.1.2 The Capacity Charges imposed by the District are neither an incident of property ownership nor a property-related service having a direct relationship to property ownership and, therefore, not subject to the requirements of California Constitution Article XIII(D).

301.1.3 The Capacity Charges imposed by the District are not imposed as a condition of approval of a proposed development project as defined in Government Code §66001 and, therefore, not subject to the requirements for imposing development fees set forth in Government Code §66000 et seq.

301.1.4 The Capacity Charges imposed by the District are non-discriminatory as applied to all users of the District's sewer system, and are established upon a rational basis.

301.1.5 The Capacity Charges imposed by this Code shall be in addition to all other District fees and charges.

301.2 Purpose of Capacity Charges

The District imposes Capacity Charges on Parcel Owners to provide revenue for the operation of its wastewater system and facilities and to distribute, proportionately, the cost of, acquisition, construction, installation and replacement of the District's wastewater facilities and other capital assets to the Parcel Owners.

301.3 Types of Capacity Charges

The District may impose the following types of Capacity Charges: (1) Treatment Plant Capacity Charge; (2) Trunk Sewer Capacity Charge; and (3) Local Sewer Capacity Charge.

301.4 Application of Capacity Charges

The District imposes one-time, non-discriminatory Capacity Charges on Parcel Owners as a condition of the District permitting those Parcel Owners to establish a new sewer connection or to expand the use of an existing sewer connection. Accessory Dwelling Units defined in Government Code §65852.2, subdivision (e) are exempt from any requirement to install a new or separate sewer connection and are thus exempt from any related sewer connection or sewer service capacity charge pursuant to Government Code §65852.2, sub-paragraph (f)(2)(A).

301.5 Use of Capacity Charge Revenues

The District may use Capacity Charge revenues to pay for the operation and maintenance of wastewater facilities in existence at the time the charge is imposed or to pay for new wastewater facilities to be constructed in the future, provided those facilities benefit the property being charged and the charges do not exceed the reasonable cost of the service provided.

The District may use revenues derived from Capacity Charges for the acquisition, construction and reconstruction of the District's wastewater collection, treatment and disposal facilities; to repay principal and interest on debt instruments; or to repay federal or state loans for the construction and reconstruction of said sewer facilities, together with costs of administration and provisions for necessary reserves.

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.

301.9. Person Responsible

A Parcel Owner or Customer seeking a new sewer service connection or expanded use of an existing sewer connection shall be the person solely responsible for payment of applicable Capacity Charges. It is the duty of each Parcel Owner or Customer to ascertain from the District the amount and due date of any Capacity Charge applicable to the property or parcel and pay the appropriate District charge or fees when due and payable. Each Parcel Owner or Customer shall be responsible for informing the District within sixty (60) days of any changes in circumstances that might result in a change in the amount of the applicable District charge or fee for sewer services. This requirement shall also apply to those Parcel Owners who either have or are planning to have an attached or standalone Accessory Dwelling Unit on their parcel or property as defined in Chapter 1, Section 101.10, Definitions.

301.10 Effect of Capacity Charge Payment

Upon a Parcel Owner's payment (or an agreement to pay) of required Capacity Charges, sewer system capacity is assigned to a Parcel ("Assigned Capacity"). Once assigned, the sewer system capacity becomes appurtenant to the Parcel, and is not transferable other than by conveyance to a new parcel owner through the sale or transfer of the subject Parcel.

If the District determines that the Assigned Capacity for a Parcel is less than the capacity required to serve that Parcel, the Parcel's current Owner shall be responsible for paying (or arranging to pay) additional Capacity Charges to increase Assigned Capacity to the required level. The failure of a Parcel Owner's predecessor-in-interest's to pay for sufficient capacity to serve a Parcel shall not relieve a current Parcel Owner of this responsibility.

The District may employ any remedy available in law or in equity to require a Parcel Owner to pay for (or agree to pay for) sufficient Assigned Capacity for a Parcel. Additionally, the District may, after notice and hearing, disconnect any Parcel from the District's Sewer System for which Assigned Capacity is insufficient. (*Ord. 69, 2012*)

301.11 Treatment Plant Capacity Charge

The Treatment Plant Capacity Charge equals a Parcel's proportionate share of the total replacement cost of unused treatment plant capacity in existence at the time the charge is imposed and is, therefore, proportionate to the benefit received by that Parcel.

301.11.1 Residential Use

For residential uses, the Treatment Plant Capacity Charge is based on each Capacity Unit or each Single Dwelling Unit on a Parcel..

301.11.2 Commercial, Industrial, Institutional or Miscellaneous Uses Under 25,000 Gallons Per Day (GPD)

For commercial industrial, institutional or miscellaneous uses generating less than 25,000 gallons of wastewater flow per day, a

Treatment Plant Capacity Charge shall be paid for each Capacity Unit associated with those uses or one Capacity Unit corresponding to every twenty-five (25) Fixture Units (or any portion thereof) attributed to a Parcel.

In determining number of Fixture Units, fixtures shall be defined according to the current International Association of Plumbing and Mechanical Officials uniform Plumbing Code, except no additional credit shall be given for low-flow fixtures.

301.11.3 Recreational Vehicle Parks

For Recreational Vehicle Parks, the number of Capacity Units to be assigned shall be calculated as follows: (i) One (1) Capacity Unit for every twenty-five (25) Fixture Units (or portions thereof) located on the Parcel and related to permanent facilities such as washrooms, laundry rooms, recreational halls and playgrounds, stores, and snack bars; (ii) One-half (0.5) Capacity Unit for each Recreational Vehicle Space which may not be leased, rented or occupied for a period exceeding thirty (30) consecutive days; and, (iii) one (1) Capacity Unit for each Recreational Vehicle Space which may be leased, rented or occupied for a period of thirty (30) consecutive days or more. (Ord. 69, 2012)

301.11.4 Commercial, Industrial, Institutional or Miscellaneous Uses Equal to or Greater than 25,000 Gallons Per Day (GPD)

For commercial, industrial, institutional or miscellaneous uses generating 25,000 gallons of wastewater flow per day or more, a Treatment Plant Capacity Charge shall be paid for each Capacity Unit. One Capacity Unit shall be assigned for each two hundred (200) GPD of projected wastewater flow.

301.11.5 Mixed Use Structures

The Treatment Plant Capacity Charge for a structure used for both residential and non-residential purposes ("Mixed Use Structure") shall be the sum of the applicable Treatment Plant Capacity Charges for each separate use. A Parcel Owner's failure to comply with any applicable building and zoning regulations shall not relieve that Parcel Owner from responsibility for the payment of Treatment Plant Capacity Charges based upon the residential and non-residential uses of the structure.

The General Manager may waive the Treatment Plant Capacity Charge for that portion of a Mixed Use Structure that is used for non-residential use if it is determined that all of the following conditions are satisfied: (1) The residential and non-residential portions of the structure are in the possession of and occupied by the same person or person(s); (2) the non-residential use of the structure is incidental and secondary to the structure's residential use, which shall include, without limitation, home offices, live-work quarters, hobby shops, and art or craft studio spaces; (3) the structure is primarily used for non-residential purposes by the same person or persons who use the structure for

residential purposes; and, (4) members of the public do not regularly access the structure for any non-residential purpose.

The General Manager may exempt a Mixed-Use Structure from either Treatment Plant Capacity Charges for residential use or non-residential use based on a determination of the structure's "predominant use." In making that determination, the General Manager may require a Parcel Owner to submit a study conducted by a licensed engineer establishing the "predominant use" of the structure based on factors such as the source, flow and quality of the structure's wastewater discharge, land use classification, zoning, and any other information that may be relevant to establishing the structure's predominant use.

The final determination as to how a given Mixed Use Structure's Treatment Plant Capacity Charges should be calculated shall be made in the sole and absolute discretion of the General Manager based on all relevant information in the administrative record on this matter. (Ord. 75, 2015)

301.12 Trunk Sewer Capacity Charge

The Trunk Sewer Capacity Charge is calculated by dividing the total replacement cost of the District's Trunk Sewer facilities in existence at the time the charge is imposed by the total Capacity Units accessing or benefitting from those trunk sewer facilities. Accordingly, the Trunk Sewer Capacity Charge equals each Parcel's proportionate share of the total replacement cost of the District's existing Trunk Sewer facilities and is, therefore, proportionate to the benefit received by that Parcel.

301.12.1 Residential Use.

For residential uses, the Trunk Sewer Capacity Charge is based upon each Capacity Unit or each Single Dwelling Unit on a Parcel which equals a Capacity Unit.

301.12.2 Commercial, Industrial, Institutional or Miscellaneous Uses Under 25,000 Gallons Per Day (GPD)

For commercial industrial, institutional or miscellaneous uses generating less than 25,000 gallons of wastewater flow per day, a Trunk Sewer Capacity Charge shall be paid for each Capacity Unit. One Capacity Unit shall be assigned for every twenty-five (25) Fixture Units (or any portion thereof) attributed to a Parcel.

In determining number of Fixture Units, fixtures shall be defined according to the current International Association of Plumbing and Mechanical Officials uniform Plumbing Code, except no additional credit shall be given for low-flow fixtures.

For Recreational Vehicle Parks only, the number of Capacity Units to be assigned shall be calculated as follows: (i) One (1) Capacity Unit for every twenty-five (25) Fixture Units (or portions thereof) located on

the Parcel and related to permanent facilities such as washrooms, laundry rooms, recreational halls and playgrounds, stores, and snack bars; (ii) One-half (.5) Capacity Unit for each Recreational Vehicle Space which may not be leased or rented for a period exceeding thirty (30) consecutive days; and, (iii) one (1) Capacity Unit for each Recreational Vehicle Space which may be leased, rented or occupied for a period equal to or exceeding thirty (30) consecutive days. (Ord. 69, 2012)

301.12.3 Commercial, Industrial, Institutional or Miscellaneous Uses Equal to or Greater than 25,000 Gallons Per Day (GPD)

For commercial, industrial, institutional or miscellaneous uses generating 25,000 gallons of wastewater flow per day or more, a Trunk Sewer Capacity Charge shall be paid for each Capacity Unit. One Capacity Unit shall be assigned for each two hundred (200) GPD of projected wastewater flow.

301.12.4. Mixed Use Structures

The Trunk Sewer Capacity Charge for a structure used for both residential and non-residential purposes ("Mixed Use Structure") shall be the sum of the applicable Trunk Sewer Capacity Charges for each separate use. A Parcel Owner's failure to comply with any applicable building and zoning regulations shall not relieve that Parcel Owner from responsibility for the payment of Trunk Sewer Capacity Charges based upon the residential and non-residential uses of the structure.

The General Manager is authorized to waive the Trunk Sewer Capacity Charge for that portion of a Mixed Use Structure that is used for non-residential use if it is determined that all of the following conditions are satisfied: (1) The residential and non-residential portions of the structure are in the possession of and occupied by the same person or person(s); (2) the non-residential use of the structure is incidental and secondary to the structure's residential use, which shall include, without limitation, home offices, live-work quarters, hobby shops, and art or craft studio spaces; (3) the structure is primarily used for non-residential purposes by the same person or persons who use the structure for residential purposes; and, (4) members of the public do not regularly access the structure for any non-residential purpose.

The General Manager is authorized to exempt a Mixed-Use Structure from either Trunk Sewer Capacity Charges for residential use or non-residential use based on a determination of the structure's "predominant use." In making that determination, the General Manager may require a Parcel Owner to submit a study conducted by a licensed engineer establishing the "predominant use" of the structure based on factors such as the source, flow and quality of the structure's wastewater discharge, land use classification, zoning, and any other information that may be relevant to establishing the structure's predominant use.

The final determination as to how a given Mixed Use Structure's Trunk Sewer Capacity Charges are calculated shall be made in the sole and absolute discretion of the General Manager using all relevant information in the administrative record on this matter. (*Ord. 75, 2015*)

301.13 Local Sewer Capacity Charge

The Local Sewer Capacity Charge is calculated by dividing the total replacement cost of the District's Local Sewer facilities in existence at the time the charge is imposed by the total capacity units accessing or benefitting from those local sewer facilities. Accordingly, the Local Sewer Capacity Charge equals a Parcel's proportionate share of the total replacement cost of the District's existing Local Sewer facilities and is, therefore, proportionate to the benefit received by that Parcel. Payment of the Local Sewer Capacity Charge with construction of a local sewer line is covered in Section 301.17.

301.13.1 Residential Use

For residential uses, a Local Sewer Capacity Charge is based on each Capacity Unit or each Single Dwelling Unit on a Parcel which equals a Capacity Unit.

301.13.2 Commercial, Industrial, Institutional or Miscellaneous Uses under 25,000 Gallons Per Day (GPD)

For commercial industrial, institutional or miscellaneous uses generating less than 25,000 gallons of wastewater flow per day, a Local Sewer Capacity Charge shall be paid for each Capacity Unit. One Capacity Unit shall be assigned for every twenty-five (25) Fixture Units (or any portion thereof) attributed to a Parcel.

In determining number of Fixture Units, fixtures shall be defined according to the current International Association of Plumbing and Mechanical Official's Uniform Plumbing Code, except no additional credit shall be given for low-flow fixtures.

For Recreational Vehicle Parks only, the number of Capacity Units to be assigned shall be calculated as follows: (i) One (1) Capacity Unit for every twenty-five (25) Fixture Units (or portions thereof) located on the Parcel and related to permanent facilities such as washrooms, laundry rooms, recreational halls and playgrounds, stores, and snack bars; (ii) One-half (.5) Capacity Unit for each Recreational Vehicle Space which may not be leased, rented or occupied for a period exceeding thirty (30) consecutive days; and, (iii) one (1) Capacity Unit for each Recreational Vehicle Space which may be leased, rented or occupied for a period equal to or exceeding thirty (30) consecutive days. (*Ord. 69, 2012*)

301.13.3 Commercial, Industrial, Institutional or Miscellaneous Uses Equal to or Greater than 25,000 Gallons Per Day (GPD)

For commercial, industrial, institutional or miscellaneous uses generating 25,000 gallons of wastewater flow per day or more, A Local Sewer Capacity Charge shall be paid for each Capacity Unit. One Capacity

Unit shall be assigned for each two hundred (200) GPD of projected wastewater flow.

301.13.4. Mixed Use Structures

The Local Sewer Capacity Charge for a structure used for both residential and non-residential purposes ("Mixed Use Structure") shall be the sum of the applicable Treatment Plant Capacity Charges for each separate use. A Parcel Owner's failure to comply with any applicable building and zoning regulations shall not relieve that Parcel Owner from responsibility for the payment of Local Sewer Capacity Charges based upon the residential and non-residential uses of the structure.

The General Manager may waive the Local Sewer Capacity Charge for that portion of a Mixed Use Structure that is used for non-residential use if it is determined that all of the following conditions are satisfied: (1) The residential and non-residential portions of the structure are in the possession of and occupied by the same person or person(s); (2) the non-residential use of the structure is incidental and secondary to the structure's residential use, which include, without limitation, home offices, live-work quarters, hobby shops, and art or craft studio spaces; (3) the structure is primarily used for non-residential purposes by the same person or persons who use the structure for residential purposes; and, (4) members of the public do not regularly access the structure for any non-residential purpose.

The General Manager is authorized to exempt a Mixed Use Structure from either Local Sewer Capacity Charges for residential use or non-residential use based on a determination of the Mixed Use Structure's "predominant use." In making that "predominant use" determination, the General Manager may require a Parcel Owner to submit a study conducted by a licensed engineer establishing the "predominant use" of the structure based on factors such as the source, flow and quality of the structure's wastewater discharge, land use classification, zoning, and any other information that may be relevant to establishing the structure's predominant use.

The final determination as to how a given Mixed Use Structure's Local Sewer Capacity Charges should be calculated shall be made in the sole and absolute discretion of the General Manager based on all relevant information in the administrative record on this matter. (*Ord. 75, 2015*)

301.14 Establishment of Capacity Charges

The Treatment Plant Capacity Charge, Trunk Sewer Capacity Charge and Local Sewer Capacity Charge shall be in the amounts set forth in Appendix B of this Chapter. The Capacity Charges set forth in Appendix B of this Chapter are subject to amendment by Board action in accordance with applicable law.

301.15 Adjustment of Capacity Charges

Capacity Charges are subject to annual adjustments on each July 1 following the effective date of this Code. On or about May of each year, or more often if determined necessary, the District General Manager shall review the estimated cost and value of District capital improvements, the continued need for additional capital improvements, and the reasonable relationship between such need and any new service connections which may benefit from the improvements or facilities for which this fee is charged. The General Manager shall report his findings to the Board of Directors at a noticed public hearing and recommend any adjustments to the Capacity Charges set forth in this Code or other action as may be needed. As appropriate, such adjustments shall be made by the Board of Directors by ordinance, based upon appropriate findings.

When determining any adjustment to Capacity Charges, the General Manager shall use as guidance the March-to-March percentage change in the Engineering News Record (ENR) Los Angeles Area Construction Cost Index. The General Manager may also take into account any other factors deemed appropriate for the given circumstances at the particular time of the adjustment.

301.16 Right to Administrative Review

Any Parcel Owner subject to Capacity Charges may, in accordance with the procedures set forth in Chapter 9, Section 917, request review of any decision by District staff related to imposition of those capacity charges. (*Ord. 75, 2015*)

301.17 Local Sewer Construction Agreement

A Parcel Owner who, pursuant to a duly executed agreement with the District, pays the full cost and expense of constructing a Local Sewer line to serve that Owner's Parcel, shall not be required to pay the applicable Local Sewer Capacity Charge. Upon that Parcel Owner's payment of the costs and expenses of constructing a Local Sewer line to serve that Owner's Parcel, that Parcel Owner shall be entitled to all rights and privileges associated with the payment of the applicable Local Sewer Capacity Charge.

301.18 Capacity Charges Refund

A current Parcel Owner may wish to permanently disconnect a Parcel [or Capacity Unit(s)] from the District's sewer system. In such cases, the District may, in its sole discretion, decide to refund corresponding Capacity Charges. The District's decision to refund, and the amount of that refund, shall be rendered on a case-by-case basis. If Capacity Charges are refunded, the amount refunded shall be equal to the Capacity Charges originally paid with respect to the subject Parcel.

301.19 Alternative Capacity Charge Collection Procedure.

Notwithstanding any other provision of this Code, and as an alternative to, and not in limitation of, any other lawful collection procedures, the District may, in accordance with Health and Safety Code Section 5474 et seq., as that Section may be amended or superseded: (1) provide for the payment of any Connection Fees and Capacity Charges required by this Chapter in installments; (2) provide for the rate of interest on such installments; and (3) provide that the amount of the fees or charges and the interest

thereon shall constitute a lien against the Parcel which is connected to the District's facilities. (Ord. 67, 2011)

301.20 Deferred Payment of Capacity Charges

At the sole and absolute discretion of the District Board, the District and a Parcel Owner may, in accordance with Health and Safety Code Section 5474 *et seq.*, this Section and Section 301.21, enter into a written "Agreement for Deferred Payment of Ojai Valley Sanitary District Capacity Charges" ("Agreement") that: (1) provides for the payment of Connection Fees and Capacity Charges required by this Chapter in installments; (2) provides for the rate of interest on such installments; and (3) provides that the amount of the installments and the interest thereon shall constitute a lien against the Parcel which is connected to the District's.

Any Agreement shall: (1) require that the Parcel Owner make an initial annual installment payment directly to the District upon execution of the Agreement; (2) require that all subsequent annual installments be paid at the time and in the manner specified in Health and Safety Code Section 5474 *et seq.*; and (3) be recorded in the Official Records of the County of Ventura, California.

A Parcel Owner may not simultaneously be party to more than one Agreement.

Except as provided in Section 301.21, no Agreement shall defer payment of more than two (2) Capacity Units.

A Parcel Owner desiring to enter into an Agreement may be required to provide the District with personal and property related information. The information required shall be determined by the District General Manager on a case-by-case basis, and may include, without limitation, Parcel Owner credit history, preliminary title reports and development plans and specifications. All costs to provide said information shall be borne by the Parcel Owner.

Where the District Board elects to exercise its discretion to enter into an Agreement, the number of installments and rate of interest on such installments set forth in the Agreement shall be based on the Parcel Owner's choice of one of the following alternative payment schedules: (Ord. 67, 2011) (Ord. 69, 2012)(Ord. 75, 2015)

301.20.1 Alternative Payment Schedule One

Payment of all applicable Connection Fees and Capacity Charges in installments over a period of five (5) years at zero percent (0%) annual interest rate. (Ord. 67, 2011) (Ord. 69, 2012)

301.20.2 Alternative Payment Schedule Two

Payment of all applicable Connection Fees and Capacity Charges in installments over a period of ten (10) years at five percent (5%) annual interest rate. (Ord. 67, 2011) (Ord. 69, 2012)

301.20.3 Alternative Payment Schedule Three

Payment of all applicable Connection Fees and Capacity Charges in installments over a period of fifteen (15) years at seven percent (7%) annual interest rate. (*Ord. 67, 2011*) (*Ord. 69, 2012*)

301.21 Deferred Payment of More Than Two Capacity Units

Notwithstanding any other provision of this Code, the District shall not enter into any "Agreement for Deferred Payment of Ojai Valley Sanitary District Capacity Charges" ("Agreement") which defers payment of more than ten (10) Capacity Units.

A Parcel Owner who is not party to another Agreement may, in accordance with this

Section submit a written request to enter into an Agreement which defers payment of more than two (2) but less than or equal to ten (10) Capacity Units.

The written request shall be in a form approved by the District General Manager. The information required for a written request shall be determined by the District General Manager on a case-by-case basis. Required information may include, without limitation, Parcel Owner credit history, preliminary title reports and development plans and specifications. All costs to provide information shall be borne by the Parcel Owner.

Based upon the information provided, the General Manager shall prepare a staff report and recommendation for Board consideration. The Board may, in its sole and absolute discretion, approve or deny the Parcel Owner's request for deferred payment. The decision of the Board to approve or deny the request shall be final.

If approved, the District and a Parcel Owner may, in accordance with Health and Safety Code Section 5474 et seq., enter into a written Agreement that (1) provides for the payment of Connection Fees and Capacity Charges required by this Chapter in installments, (2) provides for the rate of interest on such installments, and (3) provides that the amount of the installments and the interest thereon shall constitute a lien against the Parcel to which the District's facilities are connected.

The Agreement shall provide that, following a specified initial payment, the Parcel Owner shall pay the remaining balance due in equal annual installments at the time and in the manner specified in Health and Safety Code Section 5474 et seq. The number of installments and rate of interest on such installments set forth in the Agreement shall be based on the Parcel Owner's choice of one of the alternative payment schedules set forth in Sections 301.20.1, 301.20.2 or 301.20.3.

Any Agreement which defers payment of more than two (2) but less than or equal to ten (10) Capacity Units shall require that the Parcel Owner's initial installment payment be made directly to the District in an amount equal to twenty-five percent (25%) of the total Capacity Charges subject to the Agreement, regardless of the Parcel Owner's choice of payment schedules. Following payment of the initial installment, the remaining balance shall be amortized in equal installments over the applicable term. (*Ord. 69, 2012*)

SECTION 302 Sewer Service Charges & Fees for Sewer System-Related Services

302.1 Background Considerations

The District Board relies upon certain findings in imposing Sewer Service Charges and fees for sewer system-related services including, without limitation, the following:

- 302.1.1** The Sewer Service Charges and fees for sewer system-related services imposed by the District do not exceed the cost of providing sewer services for which the charges are imposed.
- 302.1.2** Revenues derived from the Sewer Service Charges and fees for sewer system-related services imposed by the District are not used by the District for any purposes other than the provision of the District's sewer services.
- 302.1.3** The Sewer Service Charges and fees for sewer system-related services imposed by the District are for sewer services and sewer system-related services actually used by or immediately available to Parcel Owners.
- 302.1.4** The Sewer Service Charges and fees for sewer system-related services imposed by the District are not imposed as a condition of approval of a development project, as defined in California Government Code Section 66001 and have been approved by the District Board of Directors in accordance with applicable provisions of law, including California Constitution Article XIID.
- 302.1.5** The Sewer Service Charges and fees for sewer system-related services imposed by the District are non-discriminatory as applied to all users of the District's sewer system, and are established upon a rational basis.

302.2 Purpose and Use of Sewer Service Charges & Sewer System-Related Service Fees

The purpose of Sewer Service Charges and Sewer System-Related Service Fees is to raise revenue for a variety of lawful purposes including, without limitation: construction, reconstruction, maintenance and operation of sewage collection, wastewater treatment and disposal facilities; repayments of principal and interest on debt instruments; repayment of federal and state loans issued for the construction and reconstruction of District facilities; recovery of costs associated with administration; provision of necessary reserves; and recovery of costs associated with all regulatory administration and laboratory services related to the industrial dischargers, source control permittees, and other users of the District's systems. The only purpose for which revenues derived from District Sewer Service Charges and Sewer System-Related Service Fees may not be used is the acquisition or construction of additional Local Sewers which are an augmentation to an existing sewer system.

302.3 Application

This Code imposes Sewer Service Charges and fees for sewer system-related services upon Parcel Owners as a condition of the District providing sewer service.

302.4 Collection

302.4.1 Collection of Sewer Service Charges

Sewer Service Charges set forth in this Code may be collected in accordance with the procedures set forth in Chapter 3, Section 303. (*Ord. 75, 2015*)

302.4.2 Collection of Fees for Sewer System-Related Services

Fees for Sewer System-Related Services established as required by this Code may be collected in accordance with the procedures set forth in Chapter 3, Section 303. (*Ord. 75, 2015*)

302.5 Person Responsible

All Sewer Service Charges and fees for sewer system-related services shall be the responsibility of the Owner of the Parcel served or Customer. It shall be the responsibility of the Parcel Owner to notify the District within 60 days of any changes in the billing address, change in the type of discharge, building improvements affecting the use of the Parcel or adding extra dwelling units to the property or any other change in circumstances that might result in a change in the amount of an applicable charge or fee. It is the duty of each Owner to ascertain from the District the amount and due date of any applicable Sewer Service Charge or fee for sewer system-related services related to the Parcel and pay the charge and/or fee when due and payable.

302.6 Computation of Debt Service Surcharge

The Debt Service Surcharge, which is a component of Sewer Service Charges or Fees for Sewer System-Related Services (see Appendix C), may be computed using formulas set forth in the District's current adopted budget. The Debt Service Surcharge for a given Parcel depends upon the land use on the Parcel:

302.6.1 Residential Use

The Debt Service Surcharge for residential Parcels is calculated by multiplying the total Capacity Units associated with the Parcel by the applicable Debt Service Surcharge.

302.6.2 Commercial, Industrial, Institutional or Miscellaneous Uses Under 25,000 GPD

The Debt Service Surcharge for non-residential Parcels generating less than twenty-five thousand (25,000) gallons per day (GPD) of wastewater flow is calculated by multiplying the total Capacity Units for the Parcel by the applicable Debt Service Surcharge. For purposes of

calculating Debt Service Surcharge, the total Capacity Units for a Parcel shall be based on the current number of Capacity Units attributed to the Parcel.

302.6.3 Commercial, Industrial, Institutional or Miscellaneous Uses Equal to or Greater than 25,000 GPD

The Debt Service Surcharge for non-residential Parcels generating twenty-five thousand (25,000) GPD or more of wastewater flow is calculated by multiplying the total Capacity Units for the Parcel by the applicable Debt Service Surcharge. For purposes of calculating Debt Service Surcharge, the total Capacity Units for a Parcel shall be based on the current number of Capacity Units attributed to the Parcel.

302.6.4 Mixed Use Structures

The Debt Service Surcharge for a structure used for both residential and non-residential purposes ("Mixed Use Structure") shall be the sum of the applicable Debt Service Surcharge for each separate use. A Parcel Owner's failure to comply with applicable building and zoning regulations shall not relieve that Parcel Owner from responsibility for the payment of Debt Service Surcharges based upon the residential and non-residential uses of the structure.

The General Manager is authorized to waive the Debt Service Surcharge for that portion of a Mixed Use Structure that is used for non-residential use upon a determination that all of the following conditions are satisfied: (1) The residential and non-residential portions of the structure are in the possession of and occupied by the same person or person(s); (2) the non-residential use of the structure is incidental and secondary to the structure's residential use. *[Examples of non-residential uses that may be incidental and secondary to a structure's residential use include, without limitation, home offices, live-work quarters, hobby shops, and art or craft studio spaces.];* (3) the structure is primarily used for non-residential purposes by the same person or persons who use the structure for residential purposes; and, (4) members of the public do not regularly access the structure for any non-residential purpose.

The General Manager is authorized to exempt a Mixed Use Structure from either Debt Service Surcharges for residential use or non-residential use based on a determination of the structure's "predominant use." In making that determination, the General Manager may require a Parcel Owner to submit a study conducted by a licensed engineer establishing the "predominant use" of the structure based on factors such as the source, flow and quality of the structure's wastewater discharge, land use classification, zoning, and any other information that may be relevant to establishing the structure's predominant use.

The final determination as to how a given Mixed Use Structure's Debt Service Surcharge should be calculated shall be made in the sole and

absolute discretion of the General Manager based on all relevant information. (Ord. 75, 2015)

302.7 Computation of Sewer Service Charges

Residential and non-residential Sewer Service Charges shall be computed in accordance with this section.

302.7.1 Residential Use

The Sewer Service Charge for residential Parcels is calculated by multiplying the Basic Sewer Charge (see Appendix C) by the Parcel's total Service Units and then adding the Parcel's Debt Service Surcharge. The total Service Units for a given residential Parcel equals the number of Single Dwelling Units located on that Parcel multiplied by the factor set forth in the following table: (Ord. 69, 2012)

Group No	Category	Factor	Description*
I	Residential	1.0	<ul style="list-style-type: none"> • Single Dwelling Unit • Multi-Family Manufactured or Mobile Home • Manufactured Home • Mobile Home • Accessory Dwelling Unit

*See Chapter 1 of this Code for definitions.

302.7.1.1 Adjustments

302.7.1.1.1 Where a Parcel Owner has paid required Capacity Charges, but has not yet constructed any portion of a private lateral to the Parcel that would complete the connection of the Parcel to the District Sewer System, the Parcel Owner shall be required to pay Sewer Service Charges calculated as follows: Seventy-five percent (75%) of the Basic Sewer Service Charge plus one hundred percent (100%) of the Debt Service Surcharge set forth in this Code. In this case only, the Basic Sewer Service Charge shall be based on the unused Capacity Unit attributable to the Parcel instead of the Service Unit attributable to the Parcel.

302.7.1.1.2 When a Parcel Owner has paid the required Capacity Charges and any portion of a private lateral to the Parcel is constructed, the Parcel Owner shall pay Sewer Service Charges calculated as follows: (1) For each Single Dwelling Unit actually constructed on the Parcel, the Parcel Owner shall pay full Sewer Service Charges; (2) For any unused Capacity Units attributable to the Parcel, the Parcel Owner shall pay seventy-five percent (75%) of the Basic Sewer Service

Charge, which shall be based on the unused Capacity Unit instead of on the Service Unit, plus one hundred percent (100%) of the Debt Service Surcharge set forth in this Code.

302.7.2 Commercial, Industrial or Miscellaneous Uses Under 25,000 GPD

The Sewer Service Charge for non-residential Parcels generating less than twenty-five thousand (25,000) GPD is calculated by multiplying the Basic Sewer Service Charge by the Parcel's total Service Units and then adding the Parcel's Debt Service Surcharge. The total Service Units for a given Parcel equals the number of groups of twenty-five (25) Fixture Units (or any portion thereof) located on the Parcel multiplied by the applicable factor set forth in the following table.

In determining number of Fixture Units, fixtures shall be defined according to the current International Association of Plumbing and Mechanical Officials Uniform Plumbing Code, except no additional credit shall be given for low-flow fixtures.

Group No.	Category	Factor	Description
II	Low Strength Commercial	1.0	<ul style="list-style-type: none"> • Barber/Beauty Shops • Business/Professional Office • Car Washes • Hospital/Convalescent Homes • Laundromats • Retail & Department Stores • Service & Repair Shops
III	Medium Strength Commercial	1.1	<ul style="list-style-type: none"> • Auto Service & Repair • Bars/Taverns without Dining • Dry Cleaners/Laundries • Hotel/Motel without Restaurant • Machine/Welding Shops • Veterinarian/Pet Shops, Kennels
IV	High Strength Commercial	1.9	<ul style="list-style-type: none"> • Bakeries • Hotel/Motels with Restaurants • Markets • Mortuaries (Funeral Homes) • Restaurants

V	Institutional	1.0	<ul style="list-style-type: none"> • Churches (Religious Orgs.) • Membership Orgs. • Multi-Use Camps and Orgs. • Schools (including churches with preschool) • Social Services/Parks • Theaters • Recreational Vehicle Parks
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* See Appendix A of this Chapter for the North American Industry Classification System (NAICS) definitions.

302.7.2.1 Adjustments

302.7.2.1.1 Where a Parcel Owner has paid required Capacity Charges, but has not yet constructed any portion of a private lateral to the Parcel, the Parcel Owner shall be required to pay Sewer Service Charges calculated as follows: Seventy-five percent (75%) of the Basic Sewer Service Charge plus one hundred percent (100%) of the Debt Service Surcharge set forth in this Code, with the Basic Sewer Service Charge being imposed per unused Capacity Unit attributable to the Parcel and not per Service Unit.

302.7.2.1.2 Where a Parcel Owner has paid required Capacity Charges and any portion of a private lateral to the Parcel is constructed, the Parcel Owner shall pay sewer service charges calculated as follows: The Parcel Owner shall pay the full Sewer Service Charge for each group of twenty-five (25) fixture units (or any portion thereof) actually installed on the Parcel. For any unused Capacity Units attributable to the Parcel, the Parcel Owner shall pay seventy-five percent (75%) of the Basic Sewer Service Charge plus one hundred percent (100%) of the Debt Service Surcharge set forth in this Code, with the Basic Sewer Service Charge being imposed per unused Capacity Unit and not per Service Unit.

**302.7.3 Commercial, Industrial, Institutional or Miscellaneous Uses
 Generating 25,000 GPD or More**

The Sewer Service Charge for non-residential Parcels generating twenty-five thousand (25,000) GPD or more, is the sum of the Basic Sewer Service Charge multiplied by the Parcel's total Service Units and the Parcel's Debt Service Surcharge. The total Service Units for a given Parcel equals the product of the measured wastewater flow generated by that Parcel and the measured strength of that flow. Total Service Units shall be calculated using the following equation, expressed to the tenth of a unit.

$\text{Service Units} = \frac{\text{Measured GPD}^*}{200 \text{ GPD}} \times [0.454 + \frac{\text{Measured BOD}^{**}}{170 \text{ mg/l}} \times 0.285] + \frac{\text{Measured SS}^{***}}{200 \text{ mg/l}} \times$		
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*GPD = Gallons per Day
 ** BOD = Biochemical Oxygen Demand
 *** SS = Suspended Solids

302.7.3.1 Adjustments

302.7.3.1.1 Where a Parcel Owner has paid required Capacity Charges, but has not yet constructed any portion of a private lateral to the Parcel, the Parcel Owner shall be required to pay Sewer Service Charges calculated as follows: Seventy-five percent (75%) of the Basic Sewer Service Charge and one hundred percent (100%) of the Debt Service Surcharge set forth in this Code, with the Basic Sewer Service Charge being imposed per unused Capacity Unit and not per Service Unit.

302.7.3.1.2 Where a Parcel Owner has paid required Capacity Charges and any portion of a private lateral to the Parcel is constructed, the Parcel Owner shall pay Sewer Service Charges calculated as follows: The Parcel Owner shall pay the full Sewer Service Charges for any measured wastewater flow. For any unused Capacity Units attributable to the Parcel, the Parcel Owner shall pay seventy-five percent (75%) of the Basic Sewer Service Charge and one hundred percent (100%) of the Debt Service Surcharge set forth in this Code, with the Basic Sewer Service Charge being imposed per unused Capacity Unit and not per Service Unit.

302.7.4 Mixed Use Structures

The Sewer Service Charges for a structure used for both residential and non-residential purposes ("Mixed Use Structure") shall be the sum of the applicable Sewer Service Charges for each separate use. A Parcel Owner's failure to comply with applicable building and zoning regulations shall not relieve that Parcel Owner from responsibility for the payment of Sewer Service Charges based upon the residential and non-residential uses of the structure.

The General Manager is authorized to waive the Sewer Service Charge for that portion of a Mixed Use Structure that is used for non-residential use upon a determination that all of the following conditions are satisfied: (1) The residential and non-residential portions of the structure are in the possession of and occupied by the same person or person(s); (2) the non-residential use of the structure is incidental and secondary to the structure's residential use. [*Examples of non-residential uses that may be incidental and secondary to a structure's residential use include, without limitation, home offices, live-work quarters, hobby shops, and art or craft studio spaces.*]; (3) the structure is primarily used for non-residential purposes by the same person or persons who use the structure for residential purposes; and, (4) members of the public do not regularly access the structure for any non-residential purpose.

The General Manager is authorized to exempt a Mixed Use Structure from either the Sewer Service Charge for residential use or non-residential use based on a determination of the structure's "predominant use." In making that determination, the General Manager may require a Parcel Owner to submit a study conducted by a licensed engineer establishing the "predominant use" of the structure based on factors such as the source, flow and quality of the structure's wastewater discharge, land use classification, zoning, and any other information that may be relevant to establishing the structure's predominant use.

The final determination as to how a given Mixed Use Structure's Sewer Service Charges should be calculated shall be made in the sole and absolute discretion of the General Manager based on all relevant information. (*Ord. 75, 2015*)

302.8 Establishment of Charges and Fees

Upon a Parcel Owner's payment of Capacity Charges, as required by this Code, sewer service is hereby deemed to be immediately available to the subject Parcel. Charges for sewer service and other fees for sewer system-related services shall be paid in accordance with the charges and fees effective on the date imposed.

302.8.1 Basic Sewer Service Charge

The District's Basic Sewer Service Charges is hereby imposed on Owners of Parcels served by the District (or for whom sewer service is immediately available as defined in Section 302.8) and Owners of Parcels which, in any way, discharge sewage into the District's sewer system. The District's Basic Sewer Service Charges shall be in the amounts set forth in Appendix C of this Chapter. On each July 1 following the effective date of

this Code; the Basic Sewer Service Charges set forth in Appendix C of this Chapter may be amended by the Board in accordance with applicable law.

302.8.2 Debt Service Surcharge

The District's Debt Service Surcharge is hereby imposed on Owners of Parcels served by the District (or for whom sewer service is immediately available as defined in 302.8) and Owners of Parcels which, in any way, discharge sewage into the District's systems. The District's Debt Service Surcharge shall be in the amounts set forth in Appendix C of this Chapter. On each July 1 following the effective date of this Code, the Debt Service Surcharges set forth in Appendix C of this Chapter may be amended by the Board in accordance with applicable law.

302.8.3 Sewer System-Related Service Fees

Fees for sewer system-related services may be imposed by the District. Fees for Sewer System-Related Services shall be collected by and paid to the District in the manner authorized by applicable provisions of this Code, the California Government Code, the California Health and Safety Code or other applicable law. The District's fees for sewer system-related services are set forth in Appendix D of this Chapter. On each July 1 following the effective date of this Code, the District's fees for sewer system-related services as set forth in Appendix D of this Chapter may be amended by the Board in accordance with applicable law.

302.8.3.1 Types of Sewer System-Related Service Fees.

The types of sewer service fees which may be established by the District include, without limitation, the following: (*Ord. 71, 2013*)

302.8.3.1.1 Issuance of Permit, Sewer Availability Letter, Currently Being Served Letter and/or Will Serve Letter

302.8.3.1.2 Plan Check Fee of Private Portion of Single Capacity Unit Sewer Plan or Change in Use Review & Site Visit

302.8.3.1.3 Plan Check Fee for Public Sewer Improvements or Construction of Public Sewers in a Publicly Dedicated Street or in a Sewer Easement or Right-of-Way.

302.8.3.1.4 Inspection Fee – Repair of Private Portion of Single & Multiple Residential, Commercial, Institutional, Industrial or Miscellaneous Sewer Facilities

302.8.3.1.5 Inspection Fee – Private Portion of Single & Multiple Residential, Commercial, Institutional, Industrial or Miscellaneous Sewer Construction or Change-in-Use

302.8.3.1.6 Inspection Fee – Public Sewer Improvement Construction; Public Sewer Improvements Constructed in a

Publicly Dedicated Street or in a Sewer Easement or Right-of-Way and Required to be Dedicated to the District as a Condition of Approval by the Governing Body of a Final Tract or Parcel Map.

302.8.3.1.7 Annexation Fee.

302.8.3.1.8 Returned Check Fee.

302.8.3.1.9 Excess Flow Fee.

302.8.3.1.10 Recording/Lien Processing Fee

302.8.3.1.11 Annexation Mapping Deposit.

302.8.3.1.12 Sewer Atlas Update Fee.

302.8.3.1.13 Industrial & Commercial Pretreatment Permit & Site Inspection Fee.

302.8.3.1.14 Special Use Permit Application Fee [see Chapter 6, Section 609] (Ord. 71, 2013) (Ord. 75, 2015)

302.8.4 Reimbursement for District Services

A Parcel Owner or other party shall reimburse the District for all District costs related to services rendered by the District at the Parcel Owner's or other party's request. The District may collect any unreimbursed costs in the manner authorized by applicable provisions of this Code, the California Government Code, the California Health and Safety Code or other applicable law. The following District services may be requested by a Parcel Owner or other party subject to reimbursement:

302.8.4.1 District Performed Line Cleaning of Private Collection Lines

The District shall be reimbursed for all private collection lines cleaned by the District. The reimbursement shall include all District costs for such cleaning, including, without limitation, manpower and equipment costs.

302.8.4.2 District Performed Repair of Private Connections or Laterals to District Sewage Collection Lines

The District shall be reimbursed for all costs associated with the repair of private connections to District collection lines and/or other corrective work necessary to abate or correct any violations of the District code.

302.8.4.3 Sewer Construction Repair after Regular District Working Hours

The District shall be reimbursed for all costs associated with sewer construction repair after regular District working hours.

APPENDIX A

NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) DEFINITION

Group II – Low Strength Commercial = 1.00	
Type of Business	North American Industry Classification System (NAICS) Definition
Barber/Beauty Shops	Establishments primarily engaged in cutting, trimming, and styling men's and boys' hair; and/or shaving and trimming men's beards or establishments engaged in one or more of the following: (1) cutting, trimming, shampooing, coloring, waving, or styling hair; (2) providing facials; and (3) applying makeup (except permanent makeup). (NAICS Code 812111 & 812112).
Business/Professional Offices	Establishments primarily engaged in providing a range of day-to-day office administrative services, such as financial planning; billing and recordkeeping; personnel; and physical distribution and logistics for others on a contract or fee basis (NAICS Code 561110).
Car Washes	Establishments primarily engaged in cleaning, washing, and/or waxing automotive vehicles, such as passenger cars, trucks, and vans, and trailers (NAICS Code 811192).
Hospital/Convalescent Homes	Hospital - establishments known and licensed as general medical and surgical hospitals primarily engaged in providing diagnostic and medical treatment (both surgical and nonsurgical) to inpatients with any of a wide variety of medical conditions (NAICS Code 622110). Convalescent Home - establishments primarily engaged in providing inpatient nursing and rehabilitative services. (NAICS Code 623110).
Laundromats	Establishments primarily engaged in (1) operating facilities with coin-operated or similar self-service laundry and dry cleaning equipment for customer use on the premises and/or (2) supplying and servicing coin-operated or similar self-service laundry and dry cleaning equipment for customer use in places of business operated by others, such as apartments and dormitories (NAICS Code 812310).

Retail & Department Stores	Retail Stores – establishments primarily engaging in retail sales (NAICS Code 311330, 423440, 423210, 441310, 442110, 442291, 442299, 443111, 443112, 443120, 443130, 444120, 444130, and 444190) /Dept. Stores - establishments known as department stores that have separate departments for various merchandise lines, such as apparel, jewelry, home furnishings, and linens, each with separate cash registers and sales associates (NAICS Code 452111).
Service & Repair Shops	Establishments primarily engaged in the repair of goods without retailing new items (NAICS Code 811112, 811113, 811118, 811211, 811411, 811420, 811430, and 811490).

Group III – Medium Strength Commercial = 1.10	
Type of Business	North American Industry Classification System (NAICS) Definition
Auto Service & Repair	Establishments primarily engaged in providing (1) a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers or (2) engine repair and replacement (NAICS Code 811111).
Bars/Taverns w/o Dining	Establishments known as bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages for immediate consumption. These establishments may also provide limited food services (NAICS Code 722410).
Dry Cleaners/Laundries	Establishments primarily engaged in one or more of the following: (1) providing dry cleaning services (except coin-operated); (2) providing laundering services (except linen and uniform supply or coin-operated); (3) providing drop-off and pickup sites for laundries and/or drycleaners; and (4) providing specialty cleaning services for specific types of garments and other textile items (except carpets and upholstery), such as fur, leather, or suede garments; wedding gowns; hats; draperies; and pillows. These establishments may provide all, a combination of, or none of the cleaning services on the premises (NAICS Code 812320).
Hotel/Motel w/o Restaurant	Establishments primarily engaged in providing short-term lodging without a restaurant (NAICS Code 72119).
Machine/Welding Shops	Establishments known as machine shops primarily engaged in machining metal and plastic parts and parts of other

	composite materials on a job or order basis. Generally machine shop jobs are low volume using machine tools, such as lathes (including computer numerically controlled); automatic screw machines; and machines for boring, grinding, and milling (NAICS Code 332710).
Veterinarian/Pet Shops, Kennels	Veterinarian - establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners (NAICS Code 541940). Pet shops - establishments primarily engaged in retailing pets, pet foods, and pet supplies (NAICS Code 453910). Kennel - establishments primarily engaged in providing pet care services (except veterinary), such as boarding, grooming, sitting, and training pets (NAICS Code 812910).

Group IV – High Strength Commercial = 1.90	
Type of Business	North American Industry Classification System (NAICS) Definition
Bakeries	Establishments primarily engaged in manufacturing fresh and frozen bread and bread-type rolls and other fresh bakery products (NAICS Code 311812 & 311821).
Hotel/Motels w/Restaurants	Establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer food and beverage services, recreational services, conference rooms and convention services, laundry services, parking, and other services (NAICS Code 721110).
Markets	Establishments generally known as supermarkets and grocery stores primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food (NAICS Code 445110).
Mortuaries – (Funeral Homes)	Establishments primarily engaged in preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories are included in this industry (NAICS Code 812210).

Restaurants	Establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress services) and pay after eating and establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location. Some establishments in this industry may provide these food services in combination with selling alcoholic beverages (NAICS Code 722211 & 722110).
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Group V – Institutional = 1.00	
Type of Business	North American Industry Classification System (NAICS) Definition
Churches (Religious Organizations)	(1) Establishments primarily engaged in operating religious organizations, such as churches, religious temples, and monasteries and/or (2) establishments primarily engaged in administering an organized religion or promoting religious activities (NAICS Code 813110).
Membership Organizations	Establishments primarily engaged in promoting the civic and social interests of their members (NAICS Code 813410).
Multi-Use Camps/Organizations	Establishments (except amusement parks and arcades; gambling industries; golf courses and country clubs; skiing facilities; marinas; fitness and recreational sports centers; and bowling centers) primarily engaged in providing recreational and amusement services (NAICS Code 713990).
Schools (including churches w/preschool)	Establishments primarily engaged in furnishing academic courses and associated course work that comprise a basic preparatory education. This includes colleges and churches with preschools (NAICS Code 611110).
Social Services/Parks	Establishments primarily engaged in providing nonresidential individual and family social assistance services (NAICS Code 624190)/ establishments primarily engaged in the preservation and exhibition of natural areas or settings (NAICS Code 712190).
Theatres	Establishments primarily engaged in operating motion picture theaters (except drive-ins) and/or exhibiting motion pictures or videos at film festivals, and so forth (NAICS Code 512131) and (1) companies, groups, or theaters

	primarily engaged in producing the following live theatrical presentations: musicals; operas; plays; and comedy, improvisational, mime, and puppet shows (NAICS Code 711110).
RV (Recreational Vehicle) Parks and Campgrounds	Establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreational halls and playgrounds, stores, and snack bars (NAICS Code 721211). (Ord. 69, 2012)

APPENDIX B
Effective as of July 1, 2012
(Ord. 70, 2012)

CAPACITY CHARGES

Treatment Plant Capacity Charge	\$5,140.21/Capacity Unit
Trunk Sewer Capacity Charge	\$2,966.44/Capacity Unit
Local Sewer Capacity Charge	\$7,917.17/Capacity Unit

APPENDIX D
Effective as of May 27, 2015
(Ord. 71, 2013)(Ord. 75, 2015)

FEES FOR SEWER SYSTEM-RELATED SERVICES

1	Issuance of Permit, Sewer Availability Letter and/or Will Serve Letter	\$75.00
2	Plan Check Fee –Private Portion of Single Capacity Unit Sewer Plan or Change In Use Review & Site Visit	\$200.00 per plan check****
3	Plan Check Fee - Public Sewer Improvements or Construction of Public Sewers in a Publicly Dedicated Street or in a Sewer Easement or Right-Of-Way	2.0% of the Project Engineer's estimate of the cost of the public sewer improvements to be constructed.; minimum of \$300.00
4	Inspection Fee – Repair of Private Portion of Single & Multiple Residential, Commercial, Institutional, Industrial or Miscellaneous Sewer Facilities	\$75 per Service Lateral
5	Inspection Fee – Private Portion of Single & Multiple Residential, Commercial, Institutional, Industrial or Miscellaneous Sewer Construction	\$200.00 per Project with 1-10 Capacity Units; plus \$100 for each increment of 10 Capacity Units above the first 10 ****
6	Inspection Fee – Public Sewer Improvement Construction; Public Sewer Improvements Constructed in a Publicly Dedicated Street or in a Sewer Easement or Right-of-Way and Required to be Dedicated to the District as a Condition of Approval by the Governing Body of a Final Tract or Parcel Map.	Four and one-half percent (4.5%) of the Project Engineer's estimate of the cost of public sewer improvements to be constructed
7	Annexation Fee	\$300.00 per Parcel
8	Returned Check Fee	\$50.00 per check

9	Excess Flow Fee	200% of the standard monthly service charge on those flows exceeding reserved capacity *
10	Recording/Lien Processing	\$40.00 per document
11	Annexation Mapping Deposit	\$2,000.00 deposit per parcel**
12	Sewer Atlas Update Fee	\$285.00***
13	Industrial & Commercial Pretreatment Permit & Inspection	\$180.00
14	Special Use Permit Application Fee	\$75.00

* The Excess Flow Fee is only applicable to commercial, industrial or miscellaneous uses equal to or greater than 25,000 GPD.

** Deposit only. Applicant is responsible for actual costs which may be more, or less, than deposit amount

*** For mainline extensions

**** General Manager may adjust fees charged based on actual hours spent or as deemed appropriate. (Ord. 71, 2013)

SECTION 303. Billing and Collection

303.1 Direct Billing. Where applicable and permitted by law, Capacity Charges, Sewer Service Charges, Debt Service Surcharges, Sewer System-Related Service Fees, Administrative Fines and Penalties and any other fees, tolls, rates, rentals or other charges for sewer service established by this Code or other District regulation or resolution may be directly billed to a Parcel Owner. Failure of the District to mail any such bill or failure of a Parcel Owner to receive any such bill shall not excuse the Parcel Owner from the obligation of paying any applicable Capacity Charges, Sewer Service Charges, Sewer System-Related Service Fees Administrative Fines and Penalties and any other fees, tolls, rates, rentals or other charges for sewer service.

All directly billed charges and fees are due and payable upon receipt and, if not paid within thirty (30) days of mailing, shall be subject to a basic penalty equal to ten percent (10%) of the amount due. In addition, a penalty of one and one-half percent

(1.5%) per month shall be imposed for nonpayment of the direct billed charges and basic penalty.

Subject to the requirements set forth in Health & Safety Code §5473.11, the amount of unpaid charges and fees which have been directly billed to a Parcel Owner and remain unpaid may, in the discretion of the District, be secured at any time by filing for record in the office of the Ventura County Recorder, a certificate specifying the amount of the unpaid charges and fees and the name and address of the person liable for those charges. From the time of recordation of the certificate, the amount required to be paid together with interest and penalty constitutes a lien upon all real property in Ventura County owned by the person or afterwards, and before the lien expires, acquired by him or her. The lien shall have the force, priority, and effect of a judgment lien and shall continue for 10 years from the date of the filing of the certificate unless sooner released or otherwise discharged. The lien may, within 10 years from the filing of the certificate provided, be extended by filing for record a new certificate in the office of the Ventura County Recorder and from the time of this filing the lien shall be extended to the real property in Ventura County for 10 years unless sooner released or otherwise discharged.

Prior to the District releasing a lien filed in accordance with Health & Safety Code §5473.11, a Parcel Owner shall be required to pay the District all charges, fees, fines, penalties and interest required to bring the account current including, without limitation, County of Ventura lien processing and recording fees.

303.2 Collection on Tax Roll.

303.2.1 Pursuant to that authority granted by Health & Safety Code §5470 *et seq.* and Health and Safety Code Sections 6520.5 and 6523.3, the District may elect to have Capacity Charges, Sewer Service Charges, Debt Service Surcharges, Sewer System-Related Service Fees, Administrative Fines or Penalties, and any other fees, tolls, rates, rentals or other charges for sewer service established by this Code or other District regulation collected on the Ventura County assessor's property tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, general taxes.

303.2.2 Any Capacity Charge, Sewer Service Charge, Debt Service Surcharge, Sewer System-Related Service Fees, Administrative Fines or Penalties and any other fee, toll, rate, rental or other charges for sewer service established by this Code or other District regulation that is directly billed and remains unpaid for period of 60 days or more shall be treated as delinquent and, pursuant to Health and Safety Code §5473a, such delinquent amounts may be collected on the Ventura County assessor's property tax roll in accordance with the procedures set forth in Health & Safety Code §5473 *et seq.*

303.2.3 If an Owner does not pay the amount specified in a "Notice of Violation" issued in accordance with the procedures set forth in Chapter 10 within 60 days from the date the "Notice of Violation" is mailed to the Owner, then the amount specified in the "Notice of Violation" shall be considered delinquent and unpaid charges subject to collection on the Ventura County assessor's property tax roll pursuant to the procedures set forth in Health & Safety Code §5473 *et seq.* or, in the alternative, subject to the lien procedures set forth in Health & Safety Code §5473.11.

303.2.3.1 Notwithstanding Section 301.2.3, if an Owner seeks a hearing and/or appeals a "Notice of Violation" issued in accordance with the procedures set forth in Chapter 9, Section 917 and that appeal results in a final determination in favor of the District, the Owner must pay the District the amount specified in that final determination within 60 days from the date the final determination is mailed to the Owner. If the Owner does not pay the amount specified in the final determination within 60 days of the mailing date, then the amount due as specified in the final determination shall be considered delinquent and unpaid charges subject to collection on the Ventura County assessor's property tax roll pursuant to the procedures set forth in Health & Safety Code §5473 et seq. or, in the alternative, subject to the lien procedures set forth in Health & Safety Code §5473.11.

303.3 Collection by Suit.

As an alternative to any other procedures provide for in this Section 303, the District may collect any delinquent Capacity Charge, Sewer Service Charge, Debt Service Surcharge, Sewer System-Related Service Fee, Administrative Fines or Penalties and any other fee, toll, rate, rental or other charges for sewer service established by this Code or other District regulation (and fines, penalties and interest thereon) by suit, in which event judgment in said suit shall include the cost of suit and reasonable attorneys' fees arising from such action.

303.4 Other Collection Procedures; No Waiver.

The powers authorized by this Section 303 shall be in addition to, and shall not constitute a waiver of, any other power of the District authorized by this District Code or other applicable local, state and federal law. The District hereby reserves all other powers authorized by applicable local, state or federal law for the collection of Capacity Charges, Sewer Service Charges, Debt Service Surcharges, Sewer System-Related Service Fee, , Administrative Fines or Penalties and any other fees, tolls, rates, rentals or other charges for sewer service established by this Code or other District regulation. (Ord. 75, 2015)

303.5. Collection where District Inadvertently Fails to Bill

Where the District inadvertently fails to bill a Parcel Owner sewer service charges for a duly permitted structure located on a Parcel, the Parcel Owner shall not be required to pay the unbilled sewer service charges, but shall be required to pay, at the time and in the manner lawfully prescribed by the District, sewer service charges for the current fiscal year in which the inadvertent billing error was discovered by the District as well as all future annual sewer service charges for which the Parcel Owner is responsible. (Ord. 66, 2011) (Ord. 69, 2012)(Ord. 75, 2015)