



## New Meters, Allocations & Expansion of Services Committee Agenda

February 3, 2023 at 9:00 a.m.

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**Right to be heard:** Members of the public have a right to address the Board directly on any item of interest to the public that is within the subject matter jurisdiction of the Board, provided that no action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of Section 54954.2.

Please Note: If you have comments on a specific agenda item(s), please fill out a comment card and return it to the Board Secretary. The Board President will call on you for your comments at the appropriate time, either before or during the Board's consideration of that item.

***If you require special accommodations for attendance at or participation in this meeting, please notify our office 24 hours in advance at (805) 646-2114***

***(Govt. Code Section 94594.1 and 94594.2 (a))***

### **A. Call To Order**

### **B. Public Comments**

### **C. Discussion Items:**

- a. Overview of "New Meters & Expansion of Services" policy - Attachment
- b. Will-Serve Letter Requests – Attachments
  - i. 1330 S La Luna
  - ii. 190 E. El Roblar
  - iii. 240 N. Arnaz
  - iv. 246 S. Padre Juan
  - v. 569 S Tico
  - vi. 138 S Alvarado

### **D. Adjourn**

# ***Meiners Oaks Water District***

## **New Meters and Expansions of Service Policy**

**Adopted 12/20/2022**

### **A. Introduction**

This *Policy on New Meters and Expansions of Service* applies to existing and potential customers of Meiners Oaks Water District (MOWD) who wish to build a new residence, Accessory Dwelling Unit (ADU), or business, or who need a new or larger water meter. The following categories are covered:

- A new residence or structure requiring service on an empty lot.
- A new Accessory Dwelling Unit (ADU) structure on a lot with a primary residence.
- Garage conversion into an ADU.
- Multiple-family dwelling units.
- Affordable housing.
- Construction of a new business.
- Expansion of an existing business.
- Agricultural demand limits.
- Lot splits

This policy describes requirements and procedures for applying for new or larger meters. If all applicable conditions are met, Meiners Oaks Water District (MOWD) will provide an Applicant with a Will-Serve Letter. A Will-Serve Letter means that MOWD intends to supply water service to that parcel for the legal structure(s) referenced in the letter.

As a recent spate of Will-Serve Letter requests has demonstrated, it is difficult to envision every possible project configuration. Therefore, this Policy must be considered a “living document,” subject to future revisions by the Board. It provides only a guide to MOWD’s Board, who retain the authority to revise and adjust the Policy and its implementation.

### **B. Background**

- Though the development of this policy was motivated by the current drought (2013-22), it is intended for the policy to remain in effect after the drought ends.
- Due to the State-wide housing shortage, State and local legislators have passed laws to ease the construction of new housing and ADUs. Portions of those laws apply to MOWD.

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- MOWD depends on Casitas Municipal Water District (Casitas MWD) for backup and emergency water supply. Therefore, any water connection to MOWD is also a connection to Casitas MWD's water supply, and appropriate connection and/or allocation fees must be paid to Casitas MWD. This policy allows prospective and current customers to acquire additional allocation by funding the acquisition of additional allocation from Casitas MWD for transfer to MOWD, under limited conditions.
- MOWD has a limited water allocation from Casitas MWD and has no surplus groundwater supply or excess allocation available to support increased demands.
- The current drought (2013-22) has called into question the safe yield of local groundwater and Lake Casitas. This issue is under review and may affect the reliability of MOWD's future water supply. Information developed by the Upper Ventura River Groundwater Agency will guide this process.

### **Water Supply Limitations on Will-Serve Letters and New Meters**

In October 2013, for the first time ever, MOWD's wells nearly dried up and we had to rely on Casitas MWD for 100% of our water supply. Such emergency use of water from Lake Casitas has occurred several times since then, as the current drought persists. This exercise has confirmed that MOWD's existing wells, by themselves, cannot provide a guaranteed supply of water for its customers during severe droughts.

Meanwhile, the current drought has called into question the safe yield of Lake Casitas – the amount that can be withdrawn each year without the lake going dry. Normally, the projected yield of water resources is based on the worst historical drought of record. Unfortunately, we are now experiencing the worst historical drought, and until it ends we cannot be sure of the future safe yield of the lake.

Furthermore, Casitas MWD has been adjusting the estimate of their safe yield. Their *Comprehensive Water Resources Plan* [Draft Casitas Municipal Water District *Comprehensive Water Resources Plan* (CWRP), by Stantec, Draft, June 8, 2020] analyzes the statistical probability of Lake Casitas going dry. The report includes an Appendix E, *Draft Analysis of the Risk of Lake Casitas Being Drawn Down to the Minimum Pool Level*, Technical Memorandum. Appendix E estimates a 6% chance of Lake Casitas falling below minimum pool, if the water demand reductions of Casitas MWD's *Water Efficiency and Allocation Program* are attained. Thus, water from Lake Casitas cannot be 100% guaranteed as a backup supply for MOWD.

In consideration of the uncertain reliability of its two major water sources – its wells and Lake Casitas – the Board of MOWD has adopted the following policy to regulate the issuance of Will-Serve Letters and new meters:

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For any project proposed by an existing customer, two outcomes are possible:

### **1) Existing Allocation is Adequate**

Each MOWD water meter has an assigned baseline water allocation for the property served by the meter. Customers may change their types of water use so long as the total water use does not exceed the original allocation amount reduced by drought stage. For example, a customer may supply water to an ADU by removing irrigated landscaping or part of an orchard.

If a customer wishes to build a new structure that requires a Will-Serve Letter from MOWD, then the procedures outlined elsewhere in this Policy must be followed. If MOWD determines that the existing baseline allocation is adequate to serve the proposed new structures, along with existing water demands on the property, then a conditional Will-Serve Letter may be issued after Board approval, and a new meter may be installed after all conditions are met.

### **2) Existing Allocation is not Adequate**

If, during review of the project, MOWD staff determine that the existing allocation for a meter is not sufficient to support a new dwelling or water use, or if the project Applicant is not an existing customer, then the project Applicant would be required to fund the acquisition of additional allocation from Casitas MWD, for transfer to MOWD. However, in recognition of drought-related water shortages, such allocation acquisitions and transfers from Casitas MWD will not be allowed under either of the following conditions:

During declared Drought Stages 2 through 5, when the level of Lake Casitas falls below 50% of capacity on April 1, or is projected to fall below 50% during the following fiscal year (July 1 through June 30) under average hydrologic conditions.

If and when MOWD has had to rely on Casitas MWD for 100% of its water supply at any time during the previous 12 months.

These limitations on new dwellings, meters and expansion of service are referred to in this Policy as “Water Supply Limitations.”

When Lake Casitas is over 50% of capacity and MOWD’s wells have been able to supply its demand for the preceding 12 months, Project Applicants will be allowed to fund the acquisition of additional allocation from Casitas and proceed with their projects as outlined in this policy, subject to final Board approval.

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Although the project Applicant must fund the additional allocation transferred to MOWD, it is important to recognize that MOWD retains its right to manage the allocation for the benefit of all of its customers.

### **C. General Conditions and Requirements**

To apply for a new meter and/or a Will-Serve Letter, the following conditions must be met:

- The parcel to be served must be located within the boundaries of Meiners Oaks Water District.
- The lot must be a legal lot that complies with the Subdivision Map Act and Ventura County's Subdivision Ordinance and has been issued a Certificate of Compliance.
- The County of Ventura must fully permit any dwelling or structure to be supplied with water.
- Any proposed new dwelling or structure must receive building permits from the County of Ventura before a new or larger meter is installed.
- Application fees, connection fees, allocation fees, and any other fees due and/or required must be paid to MOWD before a meter will be installed. Installation of new water service lines will be performed by a MOWD-approved contractor, to be paid by the Applicant.
- The customer must not be in arrears for previous water bills. Payback plans are available to help customers pay the amounts owed to the District.

### **D. Application Process**

Before submitting a formal application, Applicants are encouraged to talk to MOWD staff to understand the application process and requirements prior to proceeding. MOWD will inform the Applicant of a preliminary estimate of the adequacy of any available water allocation already in place for the Applicant's parcel. After MOWD informs the Applicant of existing water allocation for the Applicant's meter, and before an application can proceed further, the Applicant must pay a non-refundable application fee to MOWD (*See Water Services Policy provided in Appendix A*).

To request a new meter or a Will-Serve Letter, a Project Applicant must provide MOWD with the following information:

- Ventura County Assessor's Parcel Number(s) for affected properties. (Note: Adjacent properties owned by a single landowner may be aggregated for the purpose of reassigning water allocations);
- Street addresses for the affected properties (parcel, lot);
- MOWD account number(s) for existing water meter(s) (found on your water bills).

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- A brief description of the historic water uses since 2010: residential, irrigation, orchards, pools, etc;
- A description of changes that will be made to the property: new dwellings, commercial use, etc. The Applicant should provide a plot plan to scale, showing the property's existing and future land uses, including future dwellings, structures, and newly irrigated areas.
- An estimate of future water uses on the property, if available. The Applicant should understand that water use above the current allocation poses a burden on the entire District and its customers and that such use above the current allocation will incur a greater cost and, in the event of further drought restrictions, possible limitations to service.

In summary, the District should be provided with sufficient information to evaluate the impact of the proposed land use on its future water demands. The attached Will-Serve Request Form (*provided in Appendix B*) should be used as a template, with attachments as needed to describe the proposed project.

### **E. Customers' Existing Allocations**

Each of MOWD's existing customer accounts has an assigned water allocation. A customer's baseline allocation (before reduction during drought stages) is comprised of fixed and variable allocation portions. The fixed allocation is typically 10 HCF/month for a primary residence, roughly corresponding to indoor water use, and is normally not reduced during drought stages. The variable part of the allocation roughly corresponds to outdoor water use and is reduced during drought stages. MOWD's *Allocation Program* is posted on its website. In addition, customers may use the allocation calculator on MOWD's website to confirm the allocation assigned to their account number.

### **F. Determination of Allocation Adequacy**

Before an application is filed with MOWD, a determination should be made by MOWD staff whether the Applicant's existing water allocation is adequate to support the new dwelling or land use. If the existing allocation is adequate, then the allocation (fixed and variable) will be reassigned within the property. Approval by MOWD's Board will be required for the allocation reassignment, but no additional allocation will need to be acquired to proceed with the Will-Serve Letter and new meter, if needed.

As an example of how this works, consider an existing residence on a large lot with a total baseline allocation of 300 HCF/year, consisting of 120 HCF/yr fixed allocation and 180 HCF/yr of variable allocation. Now suppose the homeowner wishes to build an ADU on the property. The fixed allocation for an accessory dwelling is 7 HCF/month or 84 HCF/yr. It turns out that a fixed allocation of 84 HCF/yr is equivalent to a variable allocation of 100 HCF/yr over a long-

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term drought cycle since the variable allocation is reduced with the drought stage, whereas a fixed allocation is not. So, to offset the water use of the proposed ADU, 100 HCF/yr would be subtracted from the variable allocation for the property. The results would be as follows:

### Example of an Allocation Reassignment

Category of Water Use	Existing Allocation (HCF/yr)	Reassigned Allocation (HCF/yr)
Primary dwelling (Fixed)	120	120
Outdoor irrigation (Variable)	180	80
ADU (Fixed)		84
<b>TOTAL</b>	<b>300</b>	<b>284</b>

HCF = 100 cubic feet = 746 gallons

The above example shows that the property has enough water allocation to support a second dwelling (ADU). Therefore, the property owner must reduce outdoor irrigation – or other water uses – to offset the water use of the new dwelling.

### G. Acquiring Additional Allocation

In the previous example, a large lot has a sufficient allocation to support a second dwelling. In the case of small lots, however, there may not be sufficient irrigation use to offset the new water demand of a second dwelling. Therefore, the adequacy of the existing allocation to support changes in land use will have to be determined by MOWD on a case-by-case basis.

If a property does not have a sufficient water allocation to support a new dwelling or land use by reassigning existing allocations, it is MOWD's policy that an additional allocation may be acquired from Casitas MWD when such allocation is available and when the Water Supply Limitations previously described are not in effect. Information on this program can be found in Casitas MWD's *Water Efficiency and Allocation Program*, or WEAP, as cited below and posted on their website:

*Water Efficiency and Allocation Program (WEAP)*, Prepared by Casitas MWD, May 12, 2021. The relevant portions of Casitas MWD's WEAP are reproduced below:

#### **4.7 Availability of Allocations**

*The determination of supplies being available for issuance of new allocations of water shall be made upon staff recommendation at a regular Board of Directors meeting.*

*The determination that water is or is not available shall be within the determination of the Board of Directors. The determination that a supply is available shall be based*

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*upon more detailed information about existing supplies, the availability of new supplies, new water supply projects, or contracts or proposed contracts for additional supplies where, in the opinion of the Board of Directors, the supply of water is definite enough to provide the assurance to the County of Ventura that there is a forty-year supply.*

### **4.8 Allocation for New or Expanded Water Uses**

*A customer may request a change to a water allocation assignment for the purposes of obtaining new or expanded use of water that is associated with a new building permit, new or existing conditional use permit, or agricultural irrigation acreage expansion. The approval of an addition or change to the limits of available water allocation are subject to the charges for new and/or expanded water allocation.*

*When the Board of Directors determines that additional new water supplies are available, either from the safe yield of the existing CMWD project supply or additional new supplies, supplies shall be allocated in accordance with the following criteria:*

*No single property owner or Applicant for the given type of service (municipal, industrial or agricultural) shall receive a new water allocation greater than 10 percent of the total new available supply or the minimum standard residential allocation, whichever is greater. If the Applicant's allocation requirements are not fully met, the Applicant may maintain a position of priority until more water is available.*

*All applicants seeking an allocation shall provide Casitas with a detailed description of the project, the use of water for which the water is sought, and information on peak flow and annual water requirements. Casitas shall determine meter size and amount of allocation based upon reasonable and necessary needs and Casitas' Rates and Regulations.*

*The amount of water to be allocated shall be at Casitas' sole discretion. The assignment of an allocation shall be limited to the availability of water from the Lake Casitas safe yield and be based on current water demand factors as adopted by the District and as amended. The amount of water required for the project may be calculated and submitted for the consideration of Casitas by a civil engineer registered in the State of California representing the project proponent.*

When the Water Supply Limitations previously described are not in effect, and at the sole discretion of MOWD's Board of Directors, the process would generally proceed as follows:

- The Project Applicant will submit a detailed written application to MOWD, as previously described.
- The Applicant will discuss the project with District staff, who will provide a preliminary assessment of the adequacy of available allocations, or whether additional allocation must be purchased from Casitas MWD.



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- If the Applicant is still interested in proceeding with an application, they must pay the MOWD application fee, and the formal application process will begin.
- MOWD will advise the Applicant in writing how much additional allocation must be acquired from Casitas MWD for the project.
- MOWD staff would then meet with Casitas MWD and receive some sort of written assurance that sufficient additional allocation is currently available for MOWD to acquire from Casitas MWD.
- Once MOWD has heard from Casitas MWD that additional Casitas allocation is available and that the Applicant is eligible to fund it. MOWD will provide the Applicant with a Conditional Will-Serve Letter. The conditions in the letter will include the following:
  - A new or larger meter will only be installed after the Applicant has paid MOWD for the new allocation and after MOWD has received full credit for the additional allocation transferred from Casitas MWD.
  - The Applicant's water allocation(s) will be formally reassigned only after MOWD has received full credit for the additional allocation transferred from Casitas MWD.

### **H. Minimum Allocation To Be Acquired from Casitas MWD**

It is not reasonable to saddle future MOWD customers with unreasonably low allocations. Therefore, if the existing allocation is not sufficient to serve a new dwelling, then a minimum allocation should be acquired from Casitas MWD when Water Supply Limitations are not in effect. The minimum baseline allocation should be calculated for a property using the procedures provided in MOWD's Allocation Program. The existing allocation plus the new allocation acquired from Casitas MWD must together be adequate to supply the baseline allocation calculated for the property using the Allocation Plan procedures. The calculated allocation should consider any irrigable area removed from service due to the footprint of any new dwelling or structure.

Example: Suppose a Project Applicant wishes to construct an ADU on a property with 120 units of fixed allocation and 90 units of variable allocation. There is not enough variable allocation to support the ADU's 100 units of equivalent variable allocation. The Applicant might propose acquiring an additional 10 units per year, leaving no allocation for outside irrigation. However, in this case, once the threshold for acquiring Casitas MWD water is reached, the Applicant would have to fund sufficient allocation from Casitas MWD to achieve the allocation for the property that would be calculated using the Allocation Program. Suppose the footprint of the ADU reduces the variable allocation from 90 to 50. Then the allocation amount to be acquired from Casitas MWD would be  $120 + 100 + 50 - (120 + 90) = 60$  units.

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### **I. Conditional Will-Serve Letters**

MOWD's Board may approve a Will-Serve letter with certain conditions. Those conditions apply to the installation of the water meter. In general, the meter will be installed after building plans are approved by the County, and any allocation transfer from Casitas MWD has been finalized.

Until an allocation transfer from Casitas MWD is completed, excess water use from an existing meter may be subject to an over-allocation penalty.

### **J. What if Casitas Has No Allocations Available?**

Casitas MWD's *Water Efficiency and Allocation Program*, normally posted on Casitas MWD's website, provides for the purchase of additional allocations for new dwellings. In recent years, the total amount of new allocation has been limited to 10 AF/year of new baseline demand. That is not much new demand compared to a pre-drought district-wide demand of nearly 20,000 AF/yr.

Suppose Casitas MWD does not have sufficient allocation available for purchase. In that case, a Project Applicant may have to wait until allocation becomes available in the following year or until drought conditions end. The availability of surplus allocation is at the sole discretion of Casitas MWD.

### **K. Separate Meter for an ADU**

We acknowledge that to encourage water conservation it is preferable for a new accessory dwelling to have a separate meter from the primary residence. This is especially true when the ADU will be rented. However, additional meters can cause complexities that vary from customer to customer. Therefore, it is MOWD's policy to be flexible on the need for an additional meter for an ADU. After evaluating an application, a determination will be made by MOWD staff, to be approved by the Board, on whether a project requires a second meter. The Board strongly recommends a customer to install a "submeter" to manage water use by a tenant. The general guidelines of this Policy are as follows:

1. A stand-alone ADU may require a separate meter for the ADU, when special circumstances exist.
2. An ADU constructed almost entirely within the footprint of an existing structure is not normally required to have a second meter.
3. If a Project Applicant wishes to have a second meter for an ADU constructed within the footprint of an existing structure (to manage water used by a renter, for example), then the Applicant may request the second meter and pay for its installation.

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When a second meter is not required but would help improve water conservation, customers are encouraged to install and read their own “sub-meters,” to manage water use by a renter, for example.

### **K. Categories of meters within MOWD**

MOWD serves water to existing residential, commercial, and agricultural customers. MOWD's policy for will-serve letters, new meters, and expansion of service is discussed below for each meter category.

#### **Existing Residential Meters**

The MOWD Board believes that MOWD's Allocation Program is sufficient to supply the water needs of a typical family with a reasonable amount of outdoor irrigation. Residential customers who need more water to support a business could consider acquiring a commercial meter when available. The procedures for acquiring a new commercial meter would be followed, including review and approval by the Board of Directors.

#### **Existing Residential Meters – Small Remodels**

Any residential customer with an existing water meter who constructs a remodel, room addition, garage conversion, etc., which does not require a will-serve letter from MOWD to obtain building permits, may receive water from the existing meter for those new purposes. However, no additional water allocation will be granted for those purposes. Outside irrigation must be reduced to stay within allocation limits, and the customer would pay over-allocation penalties for over-usage of water.

#### **Existing Commercial Meters**

Commercial baseline water allocations are determined as specified by the Allocation Program. The Board may approve any justifiable modifications to the allocation amount using the waiver process provided in the Allocation Program. If any existing commercial customers plan to expand their business and need to increase their water allocation, and when the Water Supply Limitations are not in effect, a customer may fund additional allocation from Casitas MWD for transfer to MOWD.

#### **Existing Agricultural Meters**

MOWD serves several agricultural customers. Until we can be assured of an adequate, secure water supply in times of drought, MOWD will not encourage or provide for any increase in water demand for existing agricultural customers.

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Agricultural allocations are determined as specified by the Allocation Program in effect. The Board shall approve any modifications to allocation amounts using the waiver process provided in the Allocation Program. Except as provided through the waiver process of the Allocation Program, no additional allocations may be acquired from MOWD or from Casitas MWD by existing agricultural customers.

### **New Residential Meters**

New residential meters may be provided to new customers with empty lots. If the property does not have a MOWD baseline allocation, and when the Water Supply Limitations are not in effect, the Project Applicant may fund an allocation from Casitas MWD for transfer to MOWD. The new meter will be installed after all fees have been paid. Any new service lines must be installed by a MOWD-approved contractor at the customer's expense.

If the proposed project includes a new primary dwelling and an ADU, then the available allocation transfer must be adequate for both. Depending on the site layout, the District will determine whether two separate water meters will be necessary.

### **New Stand-Alone Accessory Dwelling Units**

An existing customer may wish to construct a stand-alone ADU separate from the primary dwelling. Suppose the existing water allocation can be redistributed between the primary dwelling and ADU, with some leftover for outside irrigation. Then the existing allocation is adequate, and a Will-Serve Letter may be issued. Depending on the site layout, the District will determine whether 2 different water meters and service laterals will be necessary. When the Water Supply Limitations are not in effect, the customer may fund additional allocation from Casitas MWD for transfer to MOWD.

### **New ADU Conversion**

If a new ADU is constructed mostly within the footprint of an existing dwelling, as described in Section 65852.2 of the CA Government Code and Ventura County Ordinance 2020-003, and if the water allocation assigned to the parcel is adequate to support a new ADU, then MOWD will issue a Will-Serve letter. This will not require a separate meter and water service line for the ADU. No connection fee will be charged. If the customer wishes MOWD to install a separate sub-meter for convenience, that would be done at the customer's expense.

If a Project Applicant's existing baseline allocation is not sufficient to support a new ADU conversion, then additional allocation may be acquired from Casitas MWD, subject to the Water Supply Limitations described in this Policy.

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### **New Tiny Homes**

Tiny homes (under 500 SF) with permanent foundations will be treated the same as other types of homes, whether existing or new, primary or secondary residences, ADU, etc., except that the monthly fixed baseline allocation will be set at 5 Units/mo, as established in the Allocation Program. This policy applies only to County-permitted tiny homes.

### **New Commercial Meters**

A Project Applicant may receive a new commercial meter to support a new or expanded business. If the property does not have a MOWD baseline allocation, the Project Applicant will need to fund additional allocation from Casitas MWD when the Water Supply Limitations are not in effect, as described in the preceding sections.

### **New Agricultural Meters**

It is MOWD's policy that MOWD will install no new agricultural meters. An exception may be considered when the new meter is a replacement for convenience only and will not support additional water demands (above pre-drought levels) nor support increases to planted acreage. Any new agriculture within MOWD would have to be supplied from private wells until we can be assured of an adequate, secure water supply in times of drought.

### **New Meters for Affordable Housing Multiple-Family Dwellings**

Considering the current housing shortage in California, MOWD will consider issuing Will-Serve Letters on a case-by-case basis for new multiple-family dwellings or new mobile home parks of 5 or more units that dedicate 100% of their units for affordable housing as defined in Section 50052.5 of the California Health and Safety Code.

State law requires agencies to prioritize affordable housing, so the steps are provided in some detail below. A proposed project would proceed with the following steps:

#### **I. Initial Submittal to MOWD for New Affordable Housing**

The following information shall be submitted to MOWD for approval of the MOWD Board for consideration of a Will-Serve Letter:

- A detailed written description of the project;
- A project site plan;
- A calculation of the baseline water allocation for that project;
- A description of water metering arrangements for the project;
- Any Initial Study or CEQA documents prepared for environmental review;
- A detailed project schedule;

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- A discussion of any Net Zero Plan for water supply mitigation, including a plan that guarantees its long-term maintenance and viability; and
- A detailed description of what is requested from MOWD.

Before formally submitting this information to MOWD Board, it is recommended that the project Applicant meets with MOWD General Manager and possibly with a Board committee at the General Manager's discretion. The General Manager may make recommendations of additional information that should be provided.

### **II. Determination of Project Requirements**

After reviewing the submitted project application, the Board will make a determination by voice vote at a regularly scheduled Board meeting whether or not (a) the information is adequate and (b) the proposed project meets MOWD's requirements for a Will-Serve Letter for affordable housing, and (c) the project would be allowed to proceed to the next stage of the process. The required baseline allocation would also be approved, including the amount of allocation to be acquired and transferred from Casitas MWD. The Board may impose additional requirements on the project at that time. MOWD reserves the right to develop its own water demand projections for the project. The Board may impose an application fee and a connection fee that reflects the cost of buying into existing facilities and developing new well capacity and related facilities.

### **III. Confirm Allocation Available from Casitas MWD**

MOWD must receive a written notice from Casitas MWD confirming that they will approve the purchase of the required baseline allocation by MOWD and, after its purchase, a transfer of the baseline allocation to MOWD's account. The amount of baseline allocation shall be the larger of the project applicant's County-approved water demand estimate or a baseline allocation calculated using the *MOWD Allocation Program* then in effect.

### **IV. Board Approval of the Will-Serve Letter**

Once written confirmation is received by MOWD that Casitas MWD is willing to allow the project Applicant to fund the necessary baseline water allocation and to transfer that allocation to MOWD (when the Water Supply Limitations are not in effect.). MOWD will consider whether to approve the issuance of the Will-Serve Letter to the project Applicant. Approval shall be by voice vote at a regularly scheduled MOWD Board meeting.

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### **V. Issue Will-Serve Letter**

Once Board approval is obtained, the General Manager will provide the project Applicant with a written Will-Serve Letter. The letter will expire after one year but may be extended with Board approval. Will-Serve letters are not transferrable between property owners, unless preapproved by the MOWD Board. MOWD's connection fee must be paid before the meter is installed.

### **VI. Acquire Allocation from Casitas MWD**

Within one year or more, and if an extension is granted, the project proponent shall fund the purchase of a baseline allocation from Casitas MWD, for its transfer to MOWD. MOWD is responsible for negotiating a sales agreement with Casitas MWD, including cancellation and buyback provisions in case the project is abandoned.

### **VII. Install the Water Meter(s)**

The project's water meter(s) will be installed and activated once the connection and allocation fees have been paid, with the service line installed by a District approved contractor at the customer's expense, and all other project requirements have been met.

### **VIII. Other Requirements**

- To ensure the developer's compliance with MOWD's conditions, MOWD may require the developer to provide a suitable bond to ensure conformance.
- For multiple-family dwelling units, it is preferable for each apartment to have a separate water meter. The Homeowners Association may have a separate meter for communal landscape irrigation. The total baseline allocation will be distributed appropriately among those meters, as determined by MOWD.
- Will-Serve Letters for new Multiple-Family dwellings will be limited to one per year, on a first-come-first-served basis, as established by Step 2 above. (Completing Step 2 provides evidence that the project is serious.) If the quota for these projects is filled, the project proponent may wait until space becomes available. Nevertheless, to maintain priority, the project proponent must make regular progress in advancing the project. Priority will not be granted for projects that are not deemed to be serious.

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### **L. Existing ADUs Not Known to MOWD**

From time to time, MOWD learns that a customer has an existing ADU that MOWD was not aware of. It is appropriate to give the customer the benefit of the doubt and to assume that they were not aware that additional charges should have been paid for the ADU. In these cases the following will normally be done:

1. If the ADU was built before 2013, the ADU will be added to MOWD's database and billing system, without connection fees.
2. Fixed monthly water charges will be billed for the prior 6 months from the date MOWD learned of the ADU, and will continue to be billed into the future.
3. An adjustment may be made to the baseline water allocation for the meter, as appropriate.

### **L. Unique Customer Conditions**

Some customers may have unique conditions not clearly encompassed within the preceding meter categories. For example, some projects might offset existing water demands in some way. The Board will consider such unique cases providing a way is found to offset any future demand increases above historical levels with reduced irrigation, purchase of allocation from Casitas MWD, etc. Applicants must provide a letter explaining their project and its unique circumstances. The Board reserves the authority to allow exceptions or adjustments to this Policy.

### **M. Fire Flow Requirements**

Meiners Oaks Water District provides fire hydrants distributed throughout the District. These should be adequate to support most residences and new dwellings. The following requirements apply:

- Suppose a larger water meter is required on a residential or commercial property solely to upgrade fire protection to add indoor, automatic fire sprinklers without any other expectation of increased water use. In that case, no additional water allocation is required, and a more simple application process would be followed. Again, supporting documentation should be provided to MOWD by the Project Applicant.
- The Project Applicant is responsible for ensuring that the nearest fire hydrant's location meets any Ventura County Fire Protection District requirements as part of the County permitting process.
- If a new residence requires the installation of a new hydrant, the Applicant will be responsible for funding the new hydrants and associated pipelines to existing water mains.
- New residences located high on hillsides, where adequate fire pressures cannot be reliably maintained, shall require special consideration. The Project Applicant may be required to fund new facilities needed to increase pressure. Alternatively, Applicants



## **New Meters and Expansions of Services Policy**

may need to install their own booster pumps and tanks. The Ventura County Water Works Manual requires MOWD only to supply a minimum pressure in the water main, not at the residence.

### **N. Utility Connection Fees and Meter Expenses**

Utility connection fees shall be established by MOWD for new meters or larger meters with significant expansions of water service. Those fees are associated with the capital cost of producing and delivering water. MOWD does not charge any impact fees as described in Section 65852.2 of the Government Code.

In accordance with Section 65852.2 of the Government Code, MOWD charges a connection fee for a stand-alone ADU, even if no second meter is installed. In accordance with Section 65852.2 of the Government Code, MOWD does not charge a connection fee for new ADUs built nearly entirely within the footprint of a primary residence. (State law allows for such an ADU to add 150 SF of new construction to improve the entryway.)

A project proponent must also pay to Casitas MWD any applicable connection fees, capacity fees or charges, allocation fees, and any other fees and charges required by Casitas MWD. (A connection to MOWD is also an indirect connection to Casitas MWD's system.)

### **O. Cost of Meters**

The Project Applicant must pay for purchasing and installing any new meter and related facilities: corp-stop, service lateral, isolation valves, to District standards. MOWD will provide a list of approved contractors, and the Project Applicant must contract directly with one of them to do the work. In addition, the Project Applicant must pay MOWD's inspection fees.

As part of the installation of a new meter, MOWD may require such a meter to be a "smart meter," as defined in specifications to be provided by MOWD.

Once the meter is installed, MOWD will assume the maintenance cost from the water main up to and including the meter.

## **New Meters and Expansions of Services Policy**

### **P. Other Related Policy Issues**

#### **I. Allocations Subject to Change**

All assigned baseline and reduced drought-stage allocations are subject to change by MOWD Board action and as required due to worsening drought, new State laws, changes to the policies of Casitas MWD, etc.

#### **II. Water Use without an Official Allocation**

It is the policy of MOWD that if a customer uses water without an official allocation from MOWD, then 100% of that customer's water usage will be subject to the over-allocation penalties then in effect. In addition, if a customer has less allocation than necessary to meet demands, over-allocation penalties shall be paid for the amount of usage exceeding the allocation. This provision also applies when the customer cannot complete a transfer of additional allocation from Casitas MWD to MOWD or provide adequate documentation that the transfer has been completed.

#### **III. Net Zero Impact of New Development**

As a condition for obtaining approvals for new development, the County of Ventura may require a "Net Zero Impact" for a development. MOWD may also impose a Net Zero Impact requirement before issuing a Will-Serve Letter. Under that requirement, the developer must retrofit other facilities within the MOWD boundaries and provide water conservation off-site within the MOWD boundaries to compensate for the proposed water use by the development.

Before MOWD issues a Will-Serve Letter to a developer with a Net-Zero Impact requirement, the developer must commit to implementing the associated mitigation within the boundaries of MOWD to reduce water demands on MOWD. The Will-Serve Letter will include a condition that the meter will not be installed until the mitigations within MOWD have been completed and certified by the County.

In addition, a project proponent shall provide a detailed plan that guarantees the long-term viability of the Net Zero Impact measures implemented. Approval of this plan by the County and by MOWD is required before MOWD will approve a conditional Will-Serve Letter.

#### **IV. Validity Dates of Outstanding Will-Serve Letters**

Prior to the current drought, MOWD issued some Will-Serve Letters without expiration dates. However, with current water supply limitations, those letters committed MOWD to deliver water it does not have available. Therefore, MOWD hereby adopts a policy that all outstanding Will-Serve Letters without expiration dates will expire (or have expired) 5 years after the date of issuance. If a Will-Serve Letter does not have an issue date, MOWD will assign an issue date based on associated correspondence.

## **New Meters and Expansions of Services Policy**

Once a Will-Serve letter has expired, the Board may consider issuing a new Will-Serve letter to that customer with updated terms and conditions incorporating the latest information on drought reliability, water allocations, and drought stage. The customer should apply for the replacement Will-Serve letter and provide all relevant project information in accordance with MOWD New Meters and Expansion of Services Policy in affect at the time. The Board will use its discretion to decide whether or not to issue a new letter.

### **V. Lot Splits**

MOWD's policy is that additional allocations will not be provided to a customer who has completed a lot split after MOWD adopted this policy and its Allocation Program. Note that the County does not typically notify MOWD of lot splits. This issue would usually be brought to MOWD's attention by a customer requesting revised allocations for the new amended lot(s).

### **References**

Appendix A: Water Services Policy – Fees

Appendix B: Will-Serve Request Form

Appendix C: Explanation of Fixed and Variable Allocation Conversions

## New Meters and Expansions of Services Policy

### Appendix A: Water Services Policy- Fees

#### New Service Refundable Deposits

Residential	Commercial	Agriculture
\$50.00	\$75.00	\$150.00

#### Fines for Improper Water Use

	Stage 1	Stages 2 & 3	Stages 4 & 5
First Violation	No Fine	Warning	Warning
Second Violation	No Fine	\$100	\$150
Third Violation	No Fine	\$100	\$250
Fourth Violation	No Fine	\$200	\$350
Fifth Violation	No Fine	\$300	\$450
>5 Violations	No Fine	\$500	\$550

#### Penalties

Delinquent Payment	25%
Returned Checks	\$12
Reconnect for Non-payment	\$50 (normal hours) \$150 (after hours)
Failure to Test Backflow	\$150

\*Customers must provide test results within 14 days of the 3<sup>rd</sup> request or a fine may be applied and water service will be disconnected. Reconnection fees will apply

#### Administrative Fees

Will-Serve Letter Requests, New Meters or Expansion of Service Requests	\$100.00
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#### Temporary Hydrant Meter (6-month Rental Maximum)

Deposit	\$1,000
Administrative Fee	\$100
Usage Charge (per unit)	\$3.85
Monthly WAC	\$36.00

## New Meters and Expansions of Services Policy

### Appendix A: Water Services Policy- Fees

	5/8" & 3/4"	1"	1.5"	2"	3"	4"	6"
Customer Valves	\$95	\$130	\$238	\$238			
*Meter Testing	\$48	\$53	\$159	\$159	\$175	\$175	\$250

\*Standard shipping rates will be applied

Lock Cutting            \$150

Meter Tampering      \$150 & up

Fire Flow Testing      \$300/hydrant

# New Meters and Expansions of Services Policy

## Will-Serve/Proof of Service/Meter Request Form

A "Will-Serve" letter may be issued upon the District's completion of an analysis determining that all conditions of approval are met.

### Required Attachments:

1. Drawing/sketch of project (with dimensions)
2. Tax Assessors parcel map that includes the subject property.
3. Subdivision map covering the location of the project.\*
4. Documentation of existing permitted dwellings on the property.  
\* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.

### Applicant Information:

Account Number:

Name:

Company:

Mailing Address:

Phone Number:

Email Address:

### Project Information:

New Meter Requested:  Yes  No

Assessor's Parcel #:

Service Address:

City, State, Zip code:

Planning Dept Case #:

# of Existing Dwellings:  Date Dwellings Permitted:

### Type of Construction:

New Construction  Tenant Improvement  ADU  Other

### Type of Use:

Single Family Res  Multi-Family Res (# of dwellings \_\_\_\_\_)  Other

Project Dimensions (Sqft):

Continued on Next Page

## New Meters and Expansions of Services Policy

### Will-Serve/Proof of Service/Meter Request Form

Detailed Project Description:

*Please allow a minimum of 60 days to evaluate and process Will-Serve letter and new meter requests.  
The time frame will depend on receipt of satisfactory information from the applicant and schedule  
of pertinent District Committees and Board of Directors meetings.*

***I acknowledge that MOWD will bill a \$100 Administrative Fee for processing this request.***

**Applicant Signature**

**Date**

## New Meters and Expansions of Services Policy

### Appendix C: Explanation of Fixed and Variable Allocation Conversions

#### Introduction

MOWD's Allocation Program provides each water meter with a water allocation that is composed of two parts: a fixed portion that does not normally change with drought stage, and a variable portion that is reduced during higher stages of drought. Because the variable portion is reduced with drought stage while the fixed portion is not, these two types of allocations differ in their impacts on MOWD's water supply. Those differences should be considered when re-assigning allocations to allow for new water uses, such as construction of an ADU or "granny flat."

The purpose of this supplemental report is to provide a simple analysis for comparing the impacts of fixed and variable allocations.

#### A Simple Model

MOWD's drought stages are based on those of Casitas MWD, which are, in turn, tied to the Level of Lake Casitas, as described in their Water Efficiency and Allocation Program (WEAP). MOWD is required by its water service agreement with Casitas MWD to implement water conservation measures equivalent to the WEAP. The five drought stages are summarized below:

<b>Drought Stage</b>	<b>Lake Storage</b>	<b>Mandatory Conservation</b>
1	50% – 100%	0%
2	40% – 50%	20%
3	30% – 40%	30%
4	25% – 30%	40%
5	< 25%	50%

During each of these drought stages, the variable part of a customer's baseline allocation is reduced by the mandatory conservation amount shown in the table.

The safe yield estimate for Lake Casitas has been based on a 20-year drought period, using historical hydrology data. (See reports by Casitas MWD and others.) Note that a drought is defined to begin in a year that the lake spills. The year with the lowest lake level – after which it begins to refill due to a wetter cycle – defines the end of the 20-year drought. During any long-term drought, there will be some wet years within the predominantly dry years. The simplest model of a 20-year drought can be developed from the following assumptions:

- 1) The drought begins with Lake Casitas filled to its maximum storage capacity of 238,000 acre-feet.



## New Meters and Expansions of Services Policy

- 2) The drought ends in the 20th year at its minimum pool storage of 23,800 AF.
- 3) The storage capacity declines at a uniform rate during each year of the drought.

In reality, rainfall will not be uniformly distributed among the 20 drought years. In addition, there are nonlinearities, such as evaporation that declines with lake level. Nevertheless, it can be argued that if 1,000 statistically significant drought cycles were developed and averaged, the mean would display a similar monotonical decline in lake level during the drought. It is argued that this simple model is adequate for the purpose of adjusting allocations for ADUs. What is important here is to make some sort of adjustment for the sake of fairness to all customers, new and old.

### Model Results for Fixed Allocations of 84 HCF/yr and 120 HCF/yr

An Auxiliary Dwelling Unit requires a fixed allocation of 7 HCF/month, or 84 HCF/yr. (Note that 1 HCF = 100 cubic feet = 748 gallons.) The total water use during a 20-year drought is compared to the water used by a variable allocation of 98.4 HCF/yr in Table 1. In the table,

N is the drought year.

Storage is the amount of water in the lake at the beginning of that year.

Storage Pct is the storage as a percentage of maximum capacity.

Stage is drought stage in accordance with the WEAP.

Usage Allowed is the amount of variable allocation that may be used without penalty at that drought stage.

Fixed is the amount of fixed allocation used each year, which is not reduced during drought stage.

Variable is the amount of the variable allocation that may be used each year, which is reduced during drought stages 2 – 5.

Table 1 shows that a fixed allocation of 84 HCF/yr allows a total water usage of 1680 HCF over the drought cycle. By comparison, a variable allocation of 98.4 HCF/yr (chosen by trial and error in an Excel spreadsheet) allows a total water usage of 1682.6 HCF during the drought – about the same. If we round off, we can conclude that 84 HCF of fixed allocation is equivalent, in terms of drought water usage, to 100 HCF/yr of variable allocation.

If this exercise is repeated for a fixed allocation of 120 HCF/year, then that is shown to be equivalent to a variable allocation of 140 HCF/yr in Table 2.

## New Meters and Expansions of Services Policy

**Table 1**  
**84 HCF fixed allocation equivalent to 100 HCF of variable allocation**  
**Drought Period Model of Fixed vs Variable Demands**

N	Storage (AF)	Storage Pct	Stage	Usage Allowed	Fixed (HCF/yr)	Variable (HCF/yr)
1	238,000	100	1	100%	84	98.4
2	227,290	96	1	100%	84	98.4
3	216,580	91	1	100%	84	98.4
4	205,870	87	1	100%	84	98.4
5	195,160	82	1	100%	84	98.4
6	184,450	78	1	100%	84	98.4
7	173,740	73	1	100%	84	98.4
8	163,030	69	1	100%	84	98.4
9	152,320	64	1	100%	84	98.4
10	141,610	60	1	100%	84	98.4
11	130,900	55	1	100%	84	98.4
12	120,190	51	1	100%	84	98.4
13	109,480	46	2	80%	84	78.7
14	98,770	42	2	80%	84	78.7
15	88,060	37	3	70%	84	68.9
16	77,350	33	3	70%	84	68.9
17	66,640	28	4	60%	84	59.0
18	55,930	24	5	50%	84	49.2
19	45,220	19	5	50%	84	49.2
20	23,800	10	5	50%	84	49.2
<b>Total</b>					<b>1680</b>	<b>1682.6</b>

## New Meters and Expansions of Services Policy

**Table 2**  
**120 HCF fixed allocation equivalent to 140 HCF of variable allocation**  
**Drought Period Model of Fixed vs Variable Demands**

N	Storage (AF)	Storage Pct	Stage	Usage Allowed	Fixed (HCF/yr)	Variable (HCF/yr)
1	238,000	100	1	100%	120	140.0
2	227,290	96	1	100%	120	140.0
3	216,580	91	1	100%	120	140.0
4	205,870	87	1	100%	120	140.0
5	195,160	82	1	100%	120	140.0
6	184,450	78	1	100%	120	140.0
7	173,740	73	1	100%	120	140.0
8	163,030	69	1	100%	120	140.0
9	152,320	64	1	100%	120	140.0
10	141,610	60	1	100%	120	140.0
11	130,900	55	1	100%	120	140.0
12	120,190	51	1	100%	120	140.0
13	109,480	46	2	80%	120	112.0
14	98,770	42	2	80%	120	112.0
15	88,060	37	3	70%	120	98.0
16	77,350	33	3	70%	120	98.0
17	66,640	28	4	60%	120	84.0
18	55,930	24	5	50%	120	70.0
19	45,220	19	5	50%	120	70.0
20	23,800	10	5	50%	120	70.0
<b>Total</b>					2400	2394.0

## **New Meters and Expansions of Services Policy**

### **Conclusions**

The conclusions of this analysis are:

To provide allocation for a new ADU, 100 HCF/yr may be subtracted from a property's variable allocation and 84 HCF/yr should be added to the fixed allocation for the ADU.

To provide allocation for a new primary residence, 140 HCF/yr may be subtracted from a property's variable allocation and 120 HCF/yr should be added to the fixed allocation for the new primary dwelling.

To provide allocations for other combinations of new uses, the amounts to be subtracted from the variable allocation and added to the fixed allocation should be proportional to the above.

Note that there are factors in this approach that favor existing customers, most notably being the unlikelihood of MOWD's wells being out of service for an entire water year. That has never happened to date.



## Will-Serve/Proof of Service Letter Request Form for Existing Meters

A "Will-Serve" letter may be issued upon the District's completion of an analysis determining that all conditions of approval are met.

**Applicant Information:**

Account # 05- [REDACTED] -01

Name: [REDACTED]

Company: N/A

Mailing Address: [REDACTED] CA 91436

Phone: (310) [REDACTED]

Email: [REDACTED]@gmail.com

**Project Information:**

Assessor's Parcel Number: 018-0-102-385

Service Address: 1330 S. La Luna Avenue

City, State, Zip Code: Ojai, CA 93023

Planning Department Development case number (if applicable):

**Type of Construction:**

New Construction  Tenant Improvement  ADU  Other

**Type of Use:**

Single Family Res  Multi-Family Res (# of dwellings\_\_\_\_)  Commercial

**Description of Project:**

Proposed 1600 square foot single-family dwelling

**Required Attachments:**

1. Drawing/sketch of project (with dimensions)
2. Tax Assessor's parcel map that includes the subject property.
3. Subdivision map covering the location of the project.\*

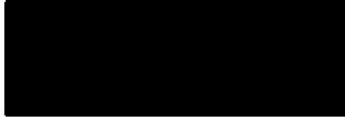
\* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.



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## Will-Serve/Proof of Service Letter Request Form for Existing Meters

**Applicant Signature**



**Date**

11/01/22

*Please allow a minimum of 60 days to evaluate and process this Will Serve letter request. The time frame will depend on receipt of satisfactory information from the applicant and schedule of pertinent District Committees and Board of Directors meetings.*

NOTE: THIS WILL BE DISCUSSED AT THE BOARD MEETING IN FEBRUARY 2023



**MEINERS OAKS WATER DISTRICT**

January \_\_\_\_\_, 2023

**Will-Serve Summary Report**

**PRELIMINARY DRAFT**

**Property** 1330 S La Luna Avenue

**Contact name** ADD

**Customer Request** The customer requests MOWD to provide a Will-Serve Letter for a proposed new primary residence that would be built on one of 4 lots which already have two meters that serve two existing primary single family residences.

**Prepared by** Jim Kentosh, Director

**Description and History of the Existing Property**

These four properties, shown in the site plan below, have a complex history. Current information on the parcels is summarized in the table below:

**Existing Status of the Four Parcels**

Parcel	Address	APN	Area (acres)	Meter	Use	Fixed Allocation (HCF/yr)	Variable Allocation (HCF/yr)
#1	1330 S La Luna	018-0-102-36	1.25		Empty		
#2	1330 S La Luna	018-0-102-37	1.25	Yes	1 SFR	none	none
#3	1330 S La Luna	018-0-102-38	1.25		Empty		
#4	1304 S La Luna	018-0-102-39	1.16	Yes	1 SFR	120	521

We are not sure of the complete history of these parcels or when the larger lot was split into four parcels. We will ask the Project Applicant to provide additional information. What we know is that the original 1,811 SF primary dwelling, with 2 bedrooms and two baths, was built in 1949 on what is now Parcel #4. The street address appears to be 1304 S La Luna Avenue, though one references cites it as 1303 S La Luna Ave. The 4-lot property was originally served by a single MOWD meter on La Luna Avenue.

Site Plan of 4 Parcels and Meters





At some unknown time prior to 2017, the property was split into the four lots shown. In 2017, lots #1 through #3 were sold together to a single owner. In 2019 a 2,349 SF single family residence with 4 bedrooms and 3 baths was built on Parcel #2. The new residence was supplied water by a new MOWD meter on La Luna Avenue.

On February 28, 2017, MOWD provided a Will-Serve letter prior to the construction of the second residence in 2019. The letter assigned a baseline allocation of 1.44 acre-feet (627 HCF), though it is unclear how that was to be distributed among the four parcels. At that time MOWD had not yet adopted its *Policy on New Meters and Expansion of Service* (adopted in December of 2022), and our new allocation program was in a state of flux. In addition, the County of Ventura does not normally inform us when lot splits occur – if one occurred in that time frame.

As we were finalizing our current allocation program, there were a number of unusual cases where properties had multiple lots, multiple dwellings and multiple meters. We accounted for those as best we could at the time. Our waiver program is intended to resolve any inconsistencies that may be uncovered. In the present case we had four lots with 2 dwellings and 2 owners served by two meters.

Whatever may have happened, it appears that the MOWD staff who were working on finalizing the allocation program were unaware of the existence of the new (2019) residence on Parcel #2, or of the sale of Parcels #1 – #3 to a new owner. As a result, all of the allocation for the four parcels – 120 fixed and 521 variable – was calculated and assigned to the meter that serves the original residence on Parcel #4, which has a different owner. Ironically, there is no allocation assigned to the new residence on Parcel #2, and all water used there has been charged the full over-allocation penalty. Our accounting software did not notify us of this. It took a request for a Will-Serve letter to bring this unique situation to light. Upon further investigation, the Board might determine that a partial refund to the customer might be warranted.

It may be useful to better understand whether and how a new meter was installed to support a new residence without Board knowledge. Perhaps we need to improve our internal processes and external communications with the County. However, with a new landowner after 2021, some of that information may be lost.

### **Proposed 2-Step Process**

So, based on our preliminary analysis, it is proposed that MOWD proceed with a 2-step process:

- 1) Board approval of some method for recalculating and/or reassigning water allocations for the 4 properties to account for the new residence on Parcel #2. This would essentially be equivalent to a waiver process to adjust and correct the original allocations assigned to the properties.
- 2) Depending on the amount of allocation available for Parcels 1 – 3, make a determination whether sufficient allocation is available there to support a new

primary dwelling on Parcel #3, and whether that conforms with MOWD policy for issuing a Will-Serve letter.

### **One Possible Outcome**

One possible method for adjusting water allocations for this project is presented below. This is intended for discussion purposes only and is not meant to limit future board decisions on this matter. The two steps would proceed as follows:

#### **Step 1 – reassign original allocations through a waiver process**

We are in the unusual situation of needing to reduce the allocation of one landowner (Parcel #4) and transferring part of it to a different property (Parcel #2) in which the first landowner has no financial interest. It is important to be fair to the owner of Parcel #4, who may feel penalized without having done anything wrong. The most equitable solution would be to assign Parcel #4 its full allocation as calculated from MOWD's current Allocation Program, without any reductions to accommodate the new residence and associated irrigation on Parcel #2. The residence on Parcel #4 would be granted fixed and variable allocations as follows:

#### **Proposed Allocation for Parcel #4**

Fixed: 120 HCF/yr for 1 primary residence

Variable: Irrigable area = 36,013 SF

Variable Allocation = 318 HCF/yr (from allocation calculator)

These are essentially the allocations we would have calculated for Parcel #4 if Parcels 1 – 3 did not exist. In the absence of evidence that we had some other understanding with the landowner, these allocations are probably the most supportable.

An approach for assigning an allocation for Parcel #2 with its new residence and expansive green lawn (as displayed in realtors' photos) is far less obvious. That residence was built at a time when MOWD had in effect a moratorium on new connections. How did that happen?

Nevertheless, we provided a will-serve letter and allocation. The residence is built and people seem to be living in it. We can't reasonably shut their water off. So, as a minimum, Parcels 1 – 3 should be assigned a fixed allocation of 120 HCF/yr for the residence on Parcel #2. That amount is required for health and safety purposes.

So what should we do about the variable allocation for Parcels 1 – 3? Let's compare the allocations that would be calculated for each parcel by itself and for the 3 parcels treated as one aggregated parcel, as summarized in the table below:

**Baseline Variable Allocation Combinations**

<b>Parcel Combinations</b>	<b>Parcel Area (Acres)</b>	<b>Irrigable Area (SF)</b>	<b>Variable Alloc (HCF/yr)</b>
#1	1.25	52,373	384
#2	1.25	52,570	385
#3	1.25	53463	388
Total for #1 – #3	3.75		1157
Combined #1 – #3	3.75	158406	521

Using an “Allocation Calculator” app based on MOWD’s Allocation Program (posted online), the baseline variable allocation is calculated for each parcel or parcel combination in the table. The Irrigable Area for each parcel or combination is taken from aerial survey results received from Eagle Aerial in 2017???. Each of Parcels #1 through #3, by itself, has a baseline variable allocation of 384, 385, and 388 HCF/yr, respectively. Added together, the 3 parcels would have a total variable allocation of 1157 HCF/yr. However, that amount of allocation would be excessive for a single residence.

Our Allocation Program does not provide for any allocation for an empty lot without a meter. Nevertheless, it does allow adjacent parcels to be combined for the purpose of calculating allocations. If the irrigable areas for the 3 parcels are added, the corresponding variable allocation would be 521 HCF/yr. That amount is limited by the 2 acre cap on irrigable area, which is specified in the Allocation Program and is more appropriate for a single family residence on a large lot. Therefore, it is proposed that the variable allocation for Parcels #1 – #3 be set at 521 HCF/yr.

As one option for Step 1, these allocation adjustments are proposed to accommodate the construction in 2019 of a new residence on Parcel #2. A new allocation would be provided to the meter that serves Parcels #1 – #3.

**Step 2: Allocation Adjustment for New Dwelling on Parcel #3**

A basic principle of our Policy on New Meters and Expansion of Service is that customers can, within limits, decide how they want to use the allocations they have been assigned, whether for indoor use, landscaping, pools, horses or Auxiliary Dwelling Units. If a customer wishes to reduce irrigation to support a “granny flat,” that would be allowed, provided their existing allocation is adequate.

In this case, the owner of Parcels #1-#3 wishes to build a new primary residence on Parcel #3. They have sufficient allocation to do so, which would be reassigned as follows:

- a) A new meter will be provided to supply the proposed residence on Parcel #3.
- b) A 120 fixed allocation would be assigned to the new meter for the proposed new primary residence on Parcel #3.
- c) 140 would be subtracted from the 521 variable allocation, leaving 381 variable allocation for Parcels 1 – 3.
- d) The 381 variable allocation would, in turn, be divided and assigned to the 2 meters as follows: 231 for the existing meter, and 150 for the new meter for the proposed new dwelling;

where all allocations have units of HCF/yr. Note that all allocations are assigned to a specific meter and account number. The landowner may propose an alternate division of the 381 variable allocation between the two meters. Unless MOWD’s policy changes, Parcel #1 will henceforth be considered to be an empty lot, ineligible for its own meter or water service. IS THIS TOO MUCH???

The final allocation re-assignments are summarized in the table below:

**Existing and Proposed Allocations**

Parcel	Description	Existing Allocation		Step 1 Adjustment for 2019 SFR		Step 2 Adjustment for New SFR	
		Fixed	Var	Fixed	Var	Fixed	Var
#4	Original SFR	120	521	120	318	120	318
#1&2	Home built in 2019	None	None	120	381	120	231
#3	Proposed SFR					120	150

SFR = Single family residence

**Recommendation**

By readjusting the existing allocation from the original property to the three parcels, all three residences should have sufficient allocations for health-and-safety purposes and for landscaping.

Therefore, it is recommended that the Board authorize a Will-Serve letter be sent to the landowner, subject to the allocation reassignments described. The landowner may offer a reasonable alternative to distributing the remaining variable allocation between the two newer residences, based on estimated irrigated areas of both lots.

Since nothing prevents a future owner from selling the parcels to different owners, a new meter is recommended for Parcel #3.

## Review of Application for Will Serve Letter [\[Revisit at Committee\]](#)

### New 1,600 sqft Primary Dwelling for Property with Existing Meter at 1330 S. La Luna.

#### **Proposal**

The proposed project consists of constructing a new 1,600 sqft single-family primary dwelling, on one of three parcels.

Applicant provided a detailed site plan, showing the location of the proposed structure.

#### **Screening Step 1: Is the proposed building site on a legal lot? YES**

Applicant provided a copy of a tax assessor parcel map and a subdivision map that indicates three 1.25-acre parcels, a total of 4.25 acres. Parcel usage: 018-0-102-38 proposed building site, existing dwelling on 018-0-102-37 and empty parcel 018-0-102-36. There was previously a 4th parcel 018-0-102-39, originally the account holder for all parcels, separated In 2021.

#### **Screening Step 2. Will the current allocation support a Primary Dwelling? MAYBE**

Original Pre-2021 Allocation Details:

- Allocation Case Identifier: B-0022
- Allocation Category: 1" & 5/8" RES meters, 4 Parcels
- Parcel Size: 1.25 acre x 3 parcels + 1.16 acre parcel
- Existing Dwellings: 1 Primary on 1.16 ac parcel + 1 Primary on 018-0-102-37 (not accounted for in allocation)
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 521 HCF/yr (Stage 3 = 365 HCF/yr)
- Parcel split: 018-0-102-39 sold separate from other 3 parcels In 2017, allocation was not distributed to 2nd meter under new program.

#### **Proposed Allocation split between the 2 meters:**

- 1303 S. La Luna (1 parcel): Existing Fixed: 120 HCF/yr, Variable: 25% of 521 = 96 HCF/yr
- 1330 S. La Luna (3 parcels): Fixed: 120 HCF/yr, Variable: 75% of 521 = 285 HCF/yr

Allocation Details for New Primary Dwelling:

- Parcel Size: 1.25 acre
- Existing Dwellings: 1 Primary
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 285 HCF/yr
- Fixed Base Allocation needed to support a Primary: 120 HCF/yr
- Deduction from Variable Allocation needed to support a primary through drought stages: 140 HCF/yr

If the dwelling is provided the customary fixed dwelling allocations, the new allocation for this property (3 parcels) would be as follows:

- New Base Fixed Allocation: **240 HCF/yr**
- New Base Variable Allocation: **145 HCF/yr**

***Recommendation***

If a will serve letter is to be supplied, but must clearly state:

- Letter applies only to the proposed primary dwelling as described in the applicant-provided preliminary site plan with the file date 11-1-2022
- There will be no increase in the total (fixed plus variable) water allocation assigned to the meter Will Serve Letter will expire after 1 year.

Address	OBJECTID	APN	Parcel Area	F1_Imperv	F2_Pool	F3_IrrgVeg	F4_Irrg_TurfLawn	F5_NL	F6A_NotIrrg_TurfLawn	F6B_NotIrrg_Misc	F6C_NotIrrg_Veg	F7_ArtificialTurf	F8_AnimalArena	F10_Agriculture
	505	18010236	54326	1954	0	0	0	0	0	40325	12048	0	0	0
	506	18010237	53531	961	0	0	0	0	0	45841	6729	0	0	0
1330 S La Luna	636	18010238	54324	861	0	0	0	0	0	41800	11663	0	0	0
1304 S La Luna	858	18010239	50460	14447	0	0	0	0	0	19929	16084	0	0	0





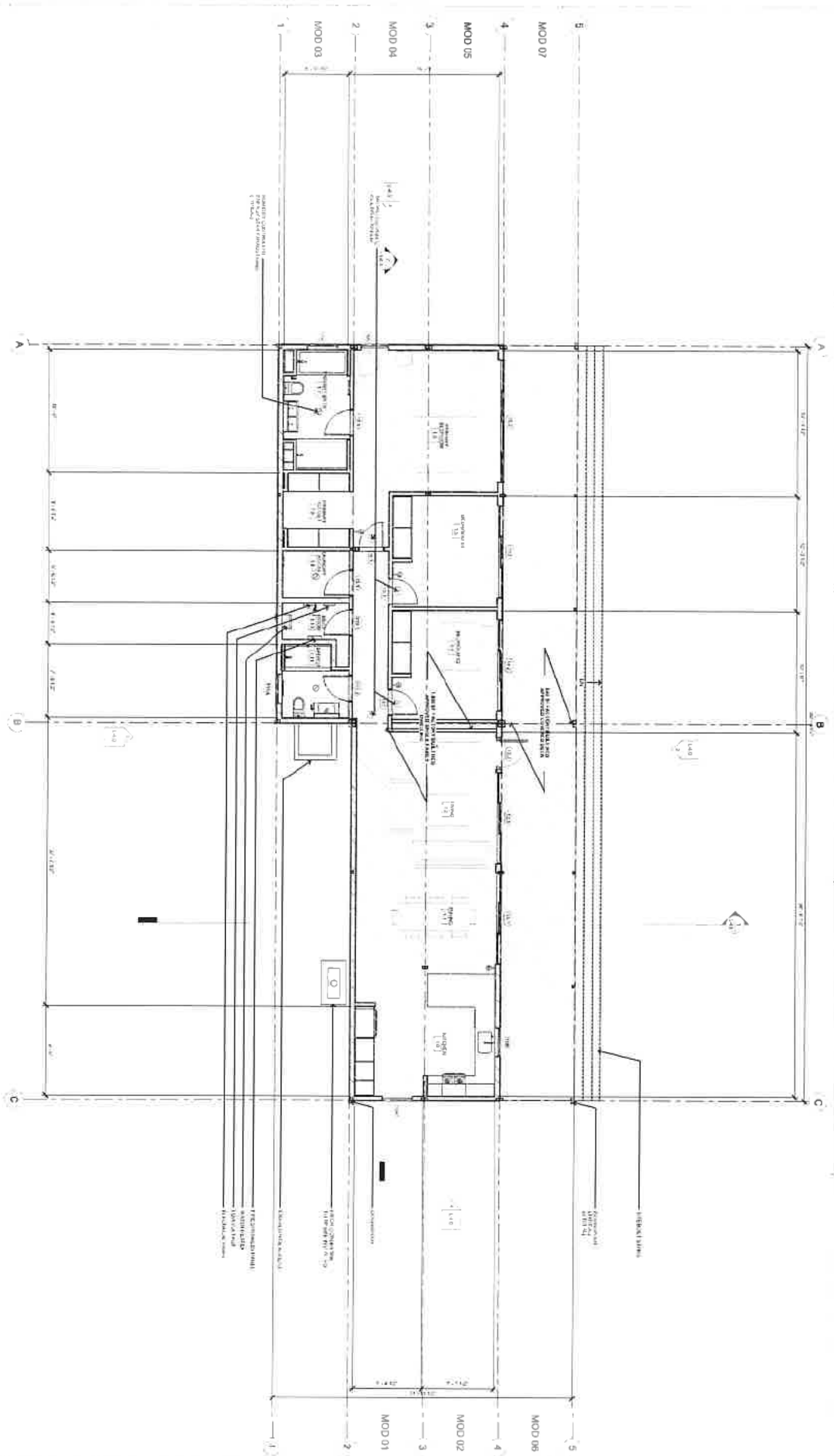


FIGURE 1: FLOOR PLAN - 1/8" = 1'-0"

FIGURE 2: FLOOR PLAN - 1/8" = 1'-0"

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**PROJECT NUMBER:** 1

**DATE:** 1/1/2020

**SCALE:** 1/8" = 1'-0"

**LEGENDA:**

- 2" x 4" STUDY (SOLID LINE)
- 2" x 4" STUDY (HATCH)
- 2" x 4" STUDY (DASH)
- 2" x 4" STUDY (DOT)
- 2" x 4" STUDY (DIAGONAL)
- 2" x 4" STUDY (CROSS-HATCH)
- 2" x 4" STUDY (WAVE)
- 2" x 4" STUDY (SQUARE)
- 2" x 4" STUDY (CIRCLE)
- 2" x 4" STUDY (TRIANGLE)
- 2" x 4" STUDY (STAR)
- 2" x 4" STUDY (HEXAGON)
- 2" x 4" STUDY (OCTAGON)
- 2" x 4" STUDY (SQUARE WITH DIAGONAL)
- 2" x 4" STUDY (CIRCLE WITH DIAGONAL)
- 2" x 4" STUDY (TRIANGLE WITH DIAGONAL)
- 2" x 4" STUDY (STAR WITH DIAGONAL)
- 2" x 4" STUDY (HEXAGON WITH DIAGONAL)
- 2" x 4" STUDY (OCTAGON WITH DIAGONAL)



**CONNECT 5L: WUNDER RESIDENCE**

1300 S LA LUNA AVENUE, OAK CA 94622

DATE: 1/1/2020

SCALE: 1/8" = 1'-0"

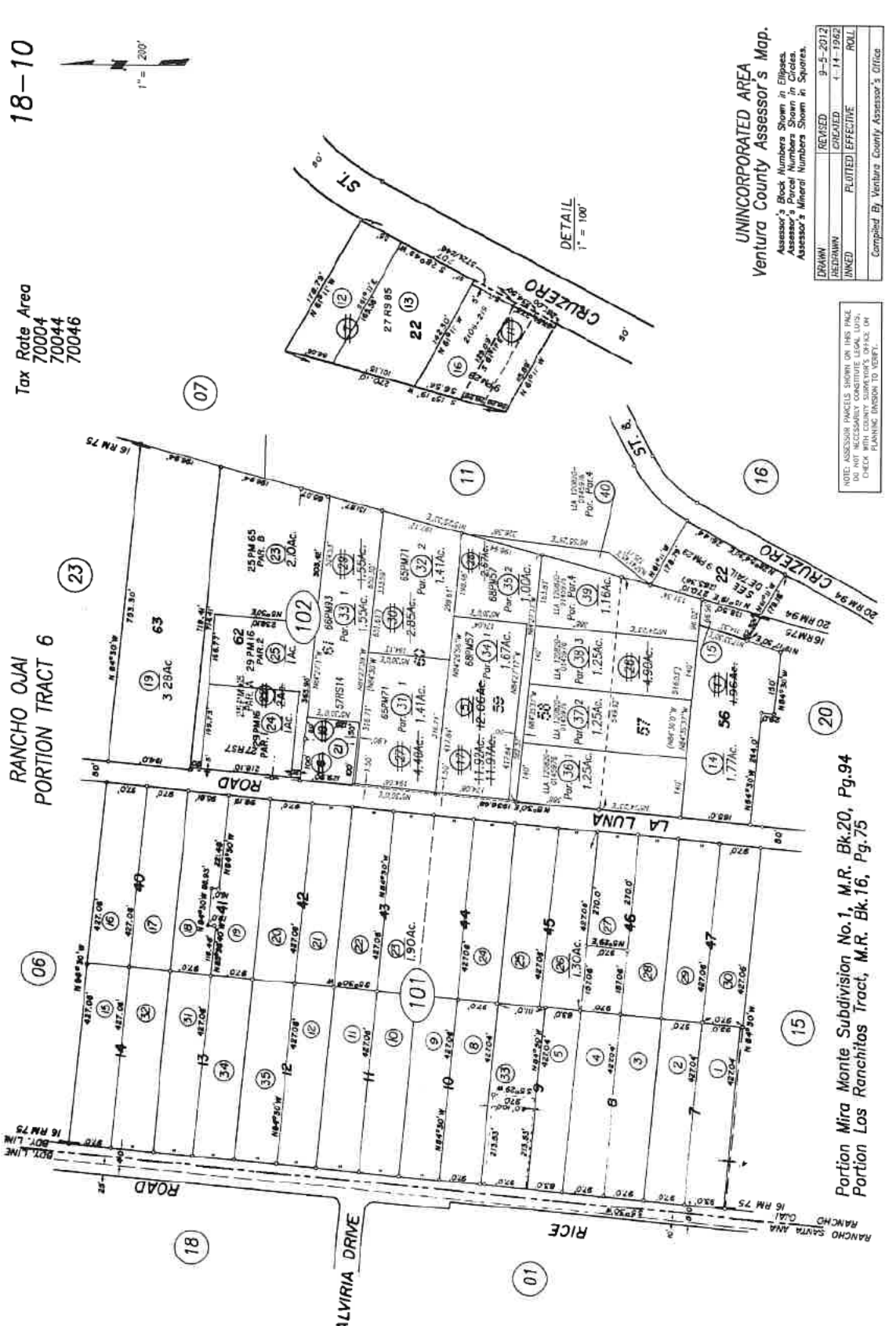
PROJECT NUMBER: 1

DATE: 1/1/2020

SCALE: 1/8" = 1'-0"

706 S HILL ST, STE. 1050  
 LOS ANGELES, CA 90014  
 T: 213.622.9771  
 E: info@connect-homes.com





18-10

Tax Rate Area  
70004  
70044  
70046

RANCHO OJAI  
PORTION TRACT 6

UNINCORPORATED AREA  
Ventura County Assessor's Map.  
Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Acreal Numbers Shown in Squares.

DATE	9-5-2012
REFERENCE DOC.	201208-00496378
CLASS	SPR
EXPLANATION	LA 2012-0810
VOID A.P.N.(s)	018-0-111-000
RESIDUAL A.P.N.(s)	018-0-111-000
NEW A.P.N.(s)	

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

DATE	9-5-2012
REFERENCE DOC.	201208-00496378
CLASS	SPR
EXPLANATION	LA 2012-0810
VOID A.P.N.(s)	018-0-111-000
RESIDUAL A.P.N.(s)	018-0-111-000
NEW A.P.N.(s)	

Portion Mira Monte Subdivision No.1, M.R. Bk.20, Pg.94  
Portion Los Ranchitos Tract, M.R. Bk.16, Pg.75

We hereby certify that we are the owners of an interest in the land included within the subdivision shown on the annexed maps, consisting of two sheets and that we are the only persons whose consent is necessary to give a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line.

We do hereby dedicate "La Luna Avenue" for public use for all purposes of a public road, but reserving and excepting in possession therein for the future, maintenance, construction and reconstruction of pipe lines for the benefit of the water system in said tract of land.

William F. Bortin  
William F. Bortin

William F. Bortin

Vessie G. Dunshee  
Vessie G. Dunshee

Frank G. Dunshee  
Frank G. Dunshee

John H. Dunshee  
John H. Dunshee

State of California) County of Ventura) me in the year one thousand nine hundred and thirty nine before me the undersigned, a Notary Public in and for said County of Ventura, State of California, residing therein, duly commissioned and sworn, personally appeared WILLIAM F. BORTIN, VESSIE G. DUNSHEE, FRANK G. DUNSHEE and JOHN H. DUNSHEE, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Maude M. Smith  
NOTARY PUBLIC IN AND FOR VENTURA COUNTY, STATE OF CALIFORNIA

I, M.E. Romelli, do hereby certify that I am a Registered Civil Engineer, that I have under instructions from William F. Bortin, subdivided the lands delineated upon the map, consisting of two sheets, this being sheet No. 1 thereof, into lots, and in making said survey, I have established permanent posts or monuments at the locations plainly indicated upon this map, by which any surveyor or engineer may retraced my work.

Witness my hand this 20th day of November 1939.

Walter E. Romelli  
REGISTERED CIVIL ENGINEER IN 1928

I, Robert L. Ryan, County Surveyor of the County of Ventura, State of California, do hereby certify that the tract of land shown upon this map to which this certificate is attached, entitled "Los Ranchitos", is situated within the County of Ventura, State of California, and that no part thereof lies within the limits of any incorporated city or town that I have carefully examined this map in compliance with laws in such cases made, and provide for and recommend to the Board of Supervisors of the County of Ventura, State of California, that the Board of Supervisors approve the same.

Witness my hand and official seal this 27th day of NOV 1939.

Robert L. Ryan  
COUNTY SURVEYOR OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA

I, J. Hyde Giffers, County Auditor of the County of Ventura, State of California, do hereby certify that there are no taxes for unpaid State or County taxes and that the tract of land shown on the map thereof, entitled "Los Ranchitos",

witness my hand and seal this 27th day of NOV 1939.

J. Hyde Giffers  
COUNTY AUDITOR

I hereby certify that all Special Assessment of which I am in charge to which the land included in the within map entitled, "Los Ranchitos" is subject and which may be paid in full, have been paid in full.

Dated Nov 23, 1939

Robert L. Ryan  
COUNTY TREASURER

Dated Nov 27th 1939

Robert L. Ryan  
COUNTY TREASURER

Dated Nov 27, 1939

Robert L. Ryan  
COUNTY TAX COLLECTOR

I, Robert S. Cooney, County Tax Collector of the County of Ventura, State of California, do hereby certify that the County Taxes for the fiscal year 1938 to 1939 on that certain tract of land shown on the map entitled, "Los Ranchitos", have been paid in full.

Witness my hand this 27th day of NOV 22 1939

Robert S. Cooney  
COUNTY TAX COLLECTOR

I, Robert L. Ryan, County Surveyor of the County of Ventura, State of California, certify that I have examined said map that all provisions of the act of 1937 entitled "An act relating to Real Estate subdivisions and the making and recording maps etc." being chapter 536 of the 1937 Statutes, have been complied with, and that I am satisfied that said map is technically correct.

Dated Nov 27th 1939.

Robert L. Ryan  
County Surveyor

This map, consisting of two (2) sheets being presented to the Board of Supervisors of Ventura County, California, at a meeting of said Board held on the 20th day of November, 1939. Said Board hereby approves said map entitled "Los Ranchitos" and does hereby accept on behalf of the public for public use "La Luna Avenue" as delineated upon Sheet No. 2.

IN WITNESS WHEREOF, said Board has caused this certificate to be signed by its Chairman and attested by its Clerk, and the official Seal of the County of said County to be affixed hereto, this 20th day of November, 1939.

ATTEST: [Signature]  
BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA

RECORDED AT REQUEST OF WILLIAM F. BORTIN AT 9 AM IN BOOK 18 OF MISCELLANEOUS RECORDS (MAPS) PAGES 26 & 26 VENTURA COUNTY RECORDS 255-4 1939

JOHN S. LOCKE, COUNTY RECORDER  
or [Signature] DEPUTY

MAP OF  
**LOS RANCHITOS**  
being all of lots 21 and 22 and part of lots 18, 19, 23, 24 and 25 of the SUBDIVISION OF LANDS OF OJAI LAND COMPANY as recorded in Book 3 - Misc. Pg 42 Ventura County, Calif. Scale 1" = 300'

November 1939

REG. ENGR. #4825

SHEET No 1 OF 2 SHEETS

75





## Will-Serve/Proof of Service Letter Request Form for Existing Meters

A "Will-Serve" letter may be issued upon the District's completion of an analysis determining that all conditions of approval are met.

### Applicant Information:

Account # 03-██████-01

Name: Ron ████████ # Existing Permitted Dwellings 1

Company: Redemption Date Dwellings Permitted 1969

Mailing Address: 190 E El Roblar Dr, Ojai, CA 93023

Phone: (805) ████████

Email: ████████@redemptionojai.org

### Project Information:

Assessor's Parcel Number: 017-009-0325

Service Address: 190 E El Roblar Dr

City, State, Zip Code: Ojai, CA 93023

Planning Department Development case number (if applicable):

### Type of Construction:

New Construction  Tenant Improvement  ADU  Other

### Type of Use:

Single Family Res  Multi-Family Res (# of dwellings\_\_\_)  Commercial

### Description of Project:

We're adding a 5,000 sf metal structure at the north end of our property which will include 2 restrooms.

### Required Attachments:

1. Drawing/sketch of project (with dimensions)
2. Tax Assessors parcel map that includes the subject property.
3. Subdivision map covering the location of the project.\*
4. Documentation of existing permitted dwellings on the property.

\* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.



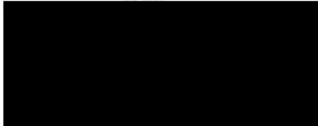
---

## Will-Serve/Proof of Service Letter Request Form for Existing Meters

I acknowledge that MOWD will bill a \$100 Administrative Fee.

**Applicant Signature**

**Date**



, Corporate President

11/14/2022

*Please allow a minimum of 60 days to evaluate and process this Will Serve letter request. The time frame will depend on receipt of satisfactory information from the applicant and schedule of pertinent District Committees and Board of Directors meetings.*

## **Review of Application for Will Serve Letter**

**New 5,000 sf metal structure w/2 bathrooms for Property with Existing Meter at 190 E. El Roblar.**

### ***Proposal***

The proposed project consists of adding a new 5,000 sf metal structure w/2 bathrooms at the north end of the property.

Applicant provided a detailed site plan, showing the location of the proposed structure.

### ***Screening Step 1: Is the proposed building site on a legal lot? YES***

Applicant provided a copy of a tax assessor parcel map and a subdivision map that indicate a single 2.78-acre parcel. APN: 017-0-090-32

### ***Screening Step 2. Will the current allocation support an ADU? YES***

Allocation Details:

- Allocation Case Identifier: D-0025
- Allocation Category: 2" COM meter, 1 Parcel
- Parcel Size: 2.78 acre
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 1,272 HCF/yr
- Fixed Base Allocation Needed to Support ADU: 84 HCF/yr
- Deduction from Variable Allocation needed to Support ADU through drought stages: 120 HCF/yr

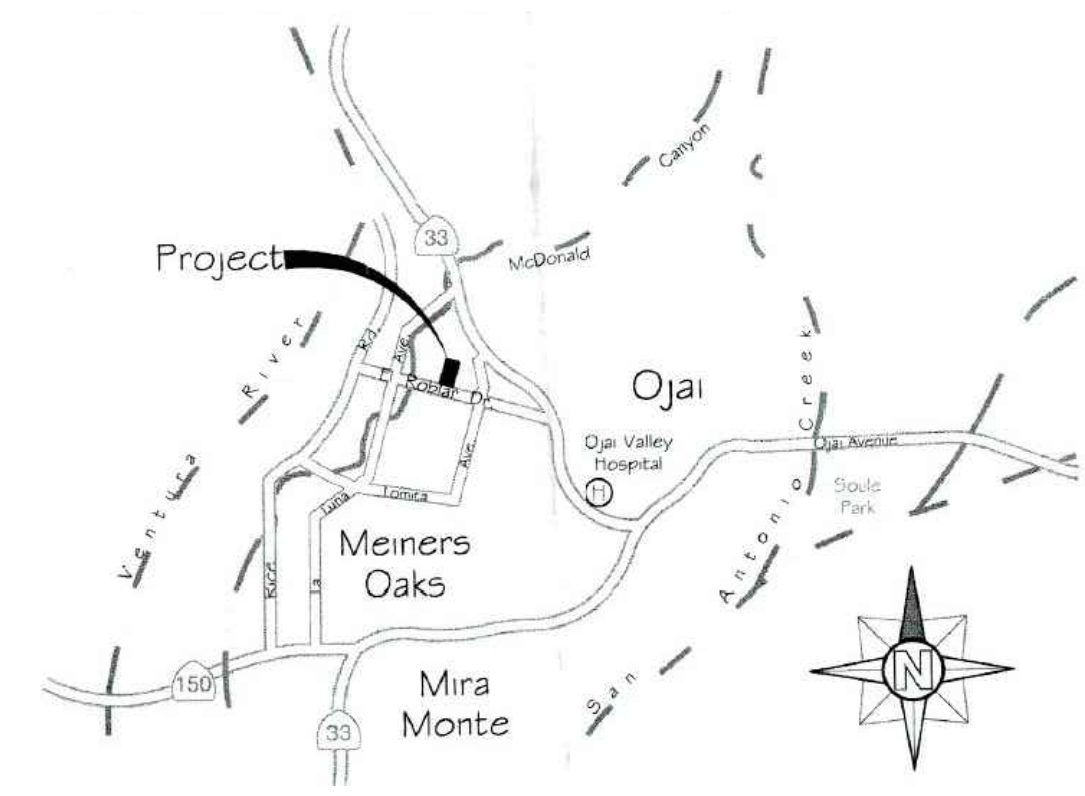
If the ADU are provided the customary fixed dwelling allocations, the new allocation for this property would be as follows:

- New Base Fixed Allocation: **204 HCF/yr**
- New Base Variable Allocation: **1,152 HCF/yr**

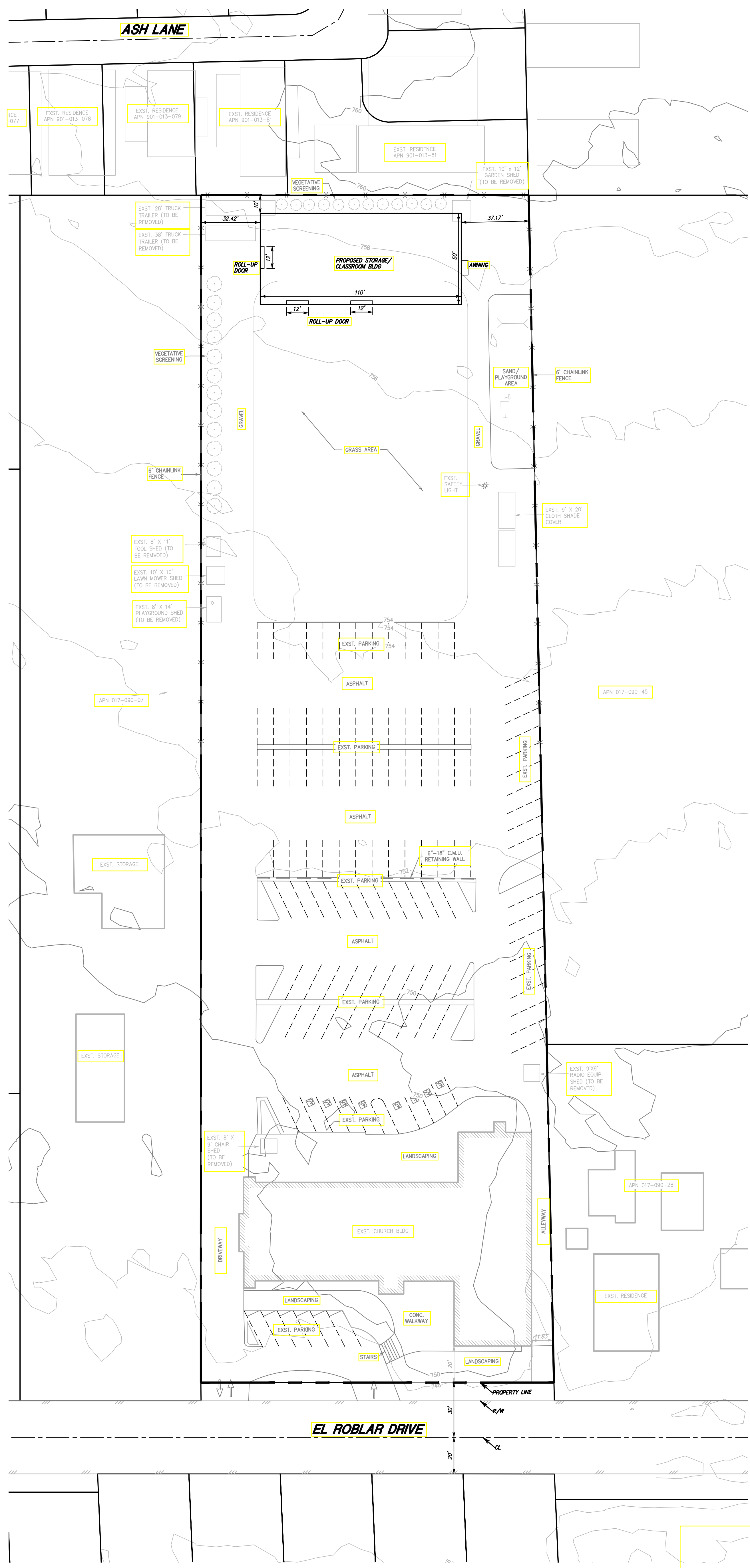
### ***Recommendation***

If a will serve letter is to be supplied, but must clearly state:

- Letter applies only to the proposed ADU as described in the applicant-provided preliminary site plan with the file date 11-14-2022
- There will be no increase in the total (fixed plus variable) water allocation assigned to the meter Will Serve Letter will expire after 1 year.



**VICINITY MAP**  
NOT TO SCALE

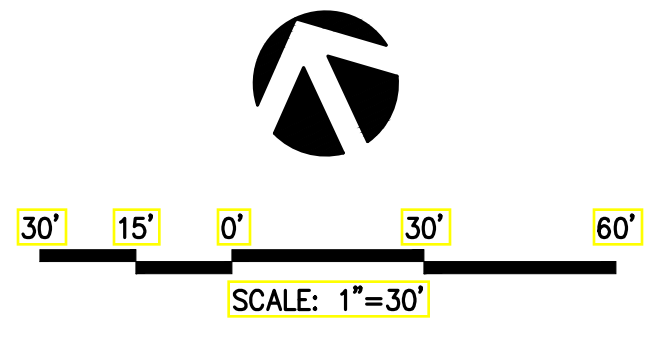


**LAND USE DATA**

APN:	017-0-090-32
ADDRESS:	190 E. EL ROBLAR DRIVE, OJAI CA
GENERAL PLAN DESIGNATION:	"UR" PER OJAI VALLEY AREA PLAN
ZONING:	RD-9 DU/AC, G.P. NON-COASTAL
PARCEL AREA:	2.73 AC (118,918.8 S.F.)
EXISTING STRUCTURE DATA:	
1. CHURCH BUILDING	11,225 S.F.
2. SHADE STRUCTURES	360 S.F.
3. STORAGE SHEDS	573 S.F.
(TO BE REMOVED)	
PROPOSED STRUCTURE DATA:	
1. STORAGE/CLASSROOM BUILDING	5,500 S.F.
PROPOSED LOT COVERAGE:	17,085 S.F. (14.4%)

**LEGEND**

	PROPERTY BOUNDARY
	FENCE
	CENTER LINE
	EDGE OF PAVEMENT
	C.M.U. RETAINING WALL



**NOTE:**  
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

**JENSEN DESIGN & SURVEY, INC.**  
www.jdsurvey.com

1672 DONLON STREET  
VENTURA, CALIF. 93003  
PHONE: 805/654-6977  
FAX: 805/654-6979

SCALE: 1" = 30'  
DATE: 9/09/2022

J.N.: OAG16449  
DWG. NAME: 6449 CUP SITE PLAN.dwg

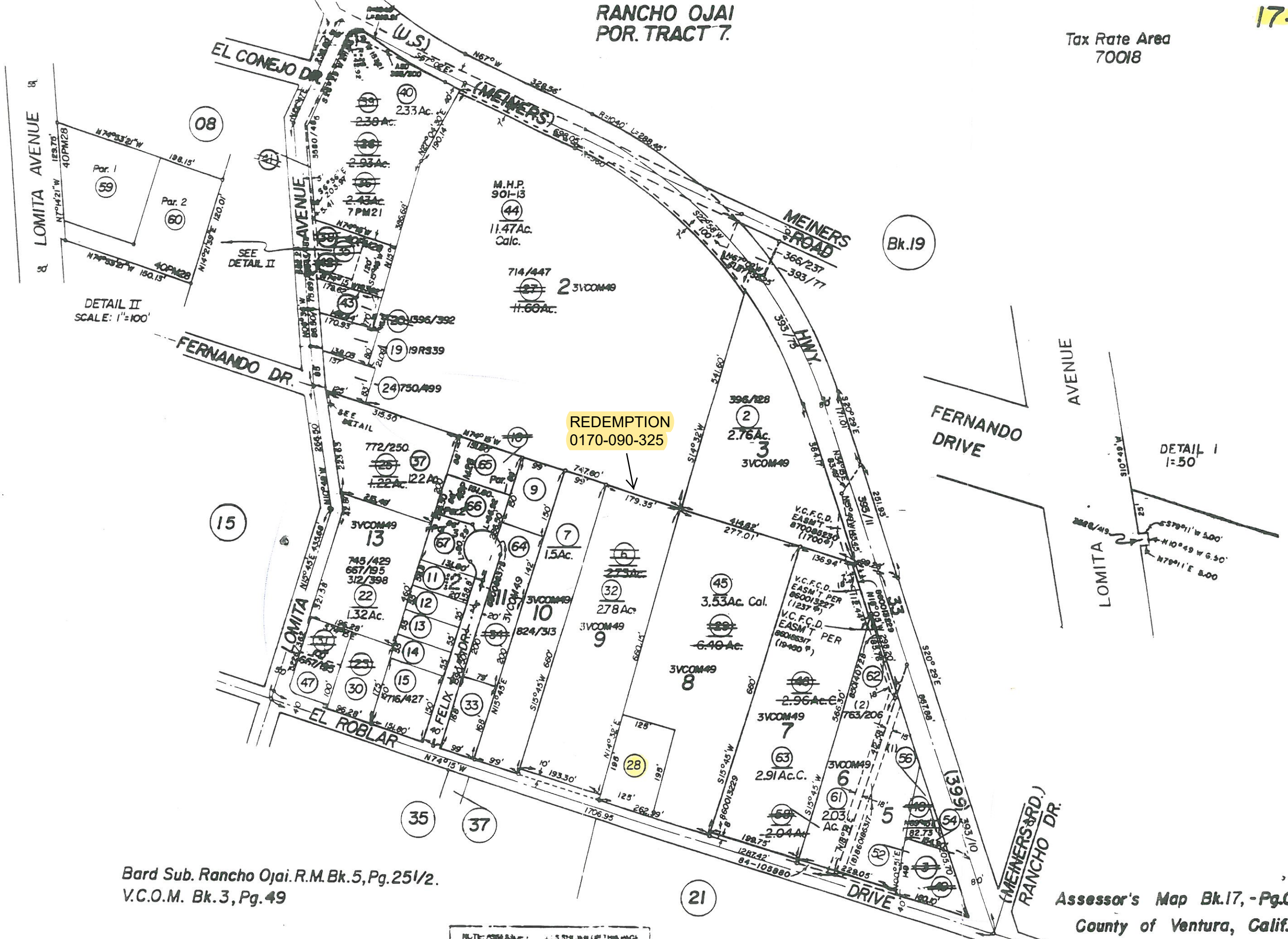
CUP 2550 MINOR MODIFICATION  
FOR  
CHURCH OF THE LIVING CHRIST  
190 EAST EL ROBLAR AVENUE  
City of Ojai  
COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET  
**1**  
OF 1

J:\069499\Planning\Cup\6449\_CUP\_SITE\_PLAN.dwg 10/16/2022 3:58pm



RANCHO OJAI  
POR. TRACT 7.



DETAIL II  
SCALE: 1"=100'

DETAIL I  
1"=50'

REDEMPTION  
0170-090-325

Bard Sub. Rancho Ojai. R.M. Bk. 5, Pg. 251/2.  
V.C.O.M. Bk. 3, Pg. 49

Assessor's Map Bk. 17, -Pg. 09.  
County of Ventura, Calif.

NOTE: POSSESSION OF ALL SHOWN ON THIS PAGE  
DO NOT NECESSARILY CONSTITUTE LEGAL TITLE  
OR AFFECT LIABILITY TO THE COUNTY OFFICE OF  
PLANNING AND DEVELOPMENT

NOTE - Assessor's Block Numbers Shown in Ellipses



## Will-Serve/Proof of Service/Meter Request Form

A "Will-Serve" letter may be issued upon the District's completion of an analysis determining that all conditions of approval are met.

### Required Attachments:

1. Drawing/sketch of project (with dimensions)
2. Tax Assessors parcel map that includes the subject property.
3. Subdivision map covering the location of the project.\*
4. Documentation of existing permitted dwellings on the property.

\* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.

### Applicant Information:

Account Number:

Name:

Company:

Mailing Address:

Phone Number:

Email Address:

### Project Information:

New Meter Requested:  Yes  No

Assessor's Parcel #(s):

Service Address:

City, State, Zip code:

Planning Dept Case #:

# of Existing Dwellings:  Date Dwellings Permitted:

### Type of Construction:

New Construction  Tenant Improvement  ADU  Other

### Type of Use:

Single Family Res  Multi-Family Res (# of dwellings \_\_\_\_\_)  Other

Project Dimensions (Sqft):

Continued on Next Page



## Will-Serve/Proof of Service/Meter Request Form

### Detailed Project Description:

my client Mr Kaufmann bought the two Apn's seperately from property OWNER that owned both lots. THE lots were created by the original parcel MAP Meyers Oaks Subdivision. The lots are number 30 AND 31 of Block G.  
 The previous owners I believe boilt the houses originally and since they owned both contigious lots they ONLY had one water meter to serve both lots.  
 MR. KAUFMAN WANTS another water meter for Apn 017-0-061-460, so he can either sell this lot seperately or rent it out. The 2 lots are not merged because each lot is 6,000 sq. ft which conforms to the R-1-6,000 lot size

Please allow a minimum of 60 days to evaluate and process Will-Serve letter and new meter requests. The time frame will depend on receipt of satisfactory information from the applicant and schedule of pertinent District Committees and Board of Directors meetings.

I acknowledge that MOWD will bill a \$100 Administrative Fee for processing this request.

Applicant Signature

[Redacted Signature]

Date

1/7/23

## Review of Application for Will Serve Letter

***This property (water account) has two APNs, each parcel has an existing dwelling, served by one meter 240-244 N. Arnaz. The owner intends to sell each parcel and needs a meter to serve the second parcel (017-0-061-46 & 017-0-061-47).***

### ***Proposal***

The proposed project consists of adding a new meter to serve existing dwelling on parcel 017-0-061-46 and splitting the remaining variable allocation.

### ***Screening Step 1: Is the proposed building site on a legal lot? YES***

Applicant provided a copy of a tax assessor parcel map and a subdivision map that indicates two 0.137-acre parcels. APN: 017-0-061-46 (244 N. Arnaz) and 017-0-061-47 (240 N. Arnaz).

### ***Screening Step 2. Will the current allocation support two primary dwellings and allocation split? YES***

Allocation Details:

- Allocation Case Identifier: B-0006
- Allocation Category: 5/8" RES meter, 2 Parcels
- Parcel Size: 0.137 acres x2 parcels
- Current Base Fixed Allocation: 168 HCF/yr (*each dwelling has 7 HCF/mo*)
- Current Base Variable Allocation: 156 HCF/yr
- Fixed Base Allocation Needed to Support ADU: 72 HCF/yr (*Increase each dwelling by 3 HCF/mo*)
- Deduction from Variable Allocation needed to Support ADU through drought stages: 100 HCF/yr

If the ADU are provided the customary fixed dwelling allocations, the new allocation for this property would be as follows:

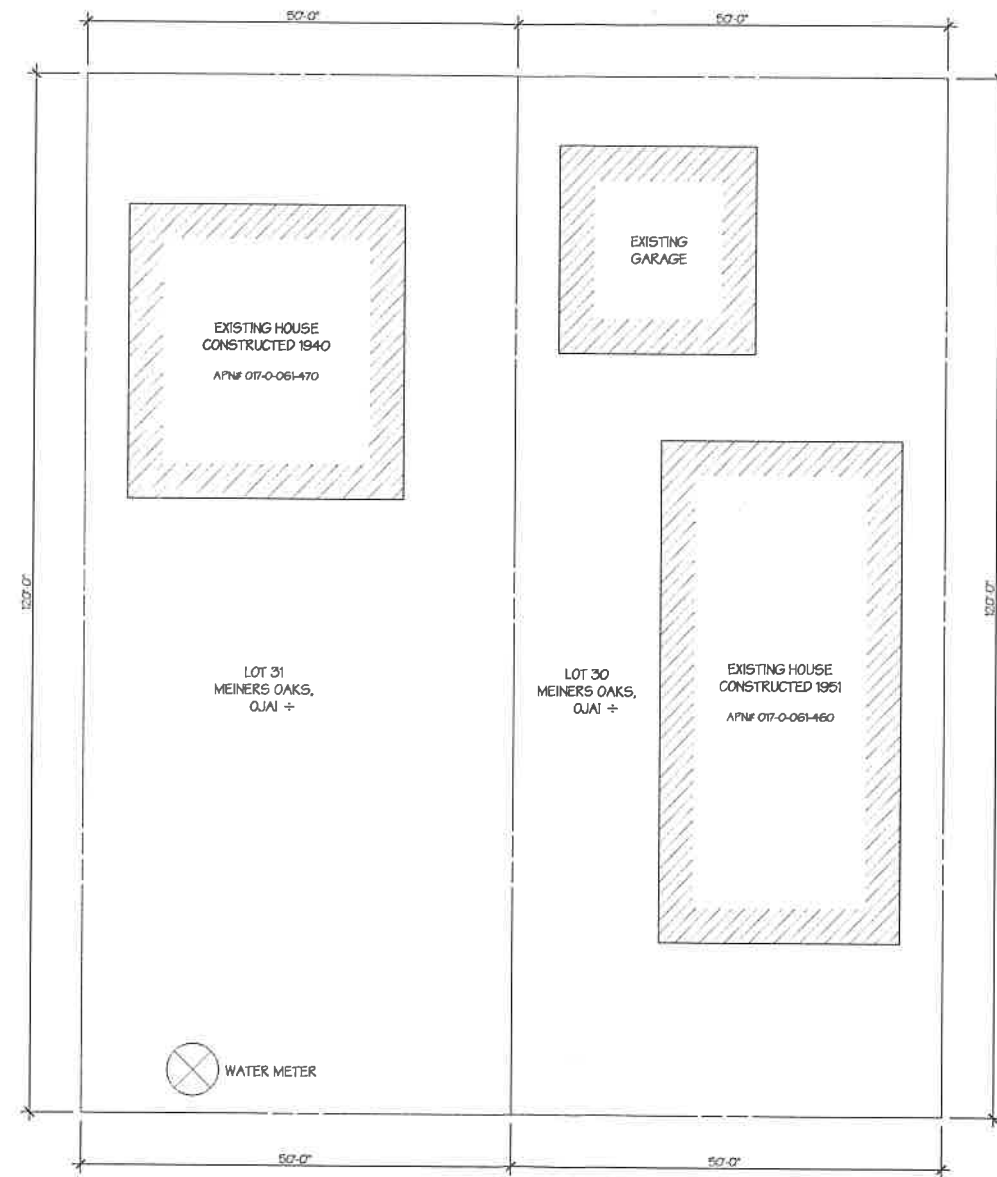
- New Base Allocation (Total): 240 HCF/yr
- New Base Variable (Total): 56 HCF/yr
- Recommended allocation split:

240 N Arnaz: (1) Dwelling & Garage	244 N. Arnaz: (1) Dwelling
Fixed = 120 HCF/yr	Fixed = 120 HCF/yr
Variable = 25 HCF/yr	Variable = 31 HCF/yr

### ***Recommendation***

If a will serve letter is to be supplied, but must clearly state:

- Letter applies only to the proposed new meter request and allocation split as described in the applicant-provided preliminary site plan with the file date 1-20-2023.
- There will be no increase in the total (fixed plus variable) water allocation assigned to the meter Will Serve Letter will expire after 1 year.
- Customer will pay capital Improvement fee to buy into MOWD system.



PROJECT DESCRIPTION:  
 REQUEST FOR A WATER METER  
 FOR APN 017-0-061-460

SITE PLAN  
 SCALE:  $\frac{1}{8}'' = 1' - 0''$

REVISIONS



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**RESIDENCE**  
 290 ARNAZ AVENUE  
 MEINERS OAKS, CA 95023

SITE PLAN - REQUEST FOR A WATER METER

DATE:  
 1/10/2023

RESIDENTIAL BUILDING RECORD

NAME: ..... BLK: ..... CODE: 240-18 ADDRESS: 240 N. ARNAZ MAP: ..... 460

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION		ROOMS AND FINISH DETAIL						
						Flat	Pitch	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
1 Stories	Light	X Frame	X Stucco on C.W.	X Gable	X K.T.	X Heating	X Cooling	All	1	4 DW	A	P	PL	PL
ARCHITECTURE	Sub-Standard	X 2" x 4" - 16"	X Siding	X Hip	X B.X.	Gravity	Humid.	Ent Hall	Living					
	Standard	Sheathing		X Shed	X Cable	Wall Unit		Dining						
	Above-Standard	Concrete Block		X Cut Up	X Cheap			Bed						
	Special	B & B T & G.		X Dormers	X Med.	Floor Unit		Bed						
TYPE		Brick		X Raft 2" x 6" 24"	X Special	Zone Unit								
Use	Design	FOUNDATION		X Gutters		Central								
X Single	X Concrete	X Floor Joist:						Bed						
Double	Reinforced	X 19" x 16" - 16"						Bed						
Duplex	Brick	2" x 4" - 16"												
Apartment	Wood	Sub-Floor												
Flat-Court	Piers	Concrete Floor												
Motel		Insulated Ceilings												
		Insulated Walls												
		Heavy												
		Light												

CONSTRUCTION RECORD		EFFECT. YEAR		APPR. YEAR		NORMAL % GOOD		RATING (E, G, A, F, P)	
No.	Permit For	Amount	Date	Age	Remaining Life	Table	%	Cond.	Arch. Func.
4491	BES	2000	2/56	1965	8	40	85	96	A
5046	GAR	600	9/15/52	1957	17	43	1260	81	A
				57	18	42	UR60	80	A

COMPUTATION		APPR. YEAR		EFFECT. YEAR		NORMAL % GOOD		RATING (E, G, A, F, P)	
Unit	Area	Unit Cost	Cost	Age	Remaining Life	Table	%	Cond.	Arch. Func.
MAIN	1036	7.90	8130	11.95	12620	14.50	18792		
C.E.P. 2	60	1.90	114	2.98	180	3.70	222		
GAR. D.S.	400	2.20	880	4.50	1800	4.60	1840		
PORCH	88	1.30	114						
FLAT OVER	420	4.50	1890	1.50	450				
GRV. X	240	5.10	1224	7.88	1890				
FP		2.50		3.50			500		
TOTAL		11090	17290				21354		
NORMAL % GOOD		91	81				80		
R.C.L.M.D		10090	14000				17083		

MISCELLANEOUS STRUCTURES

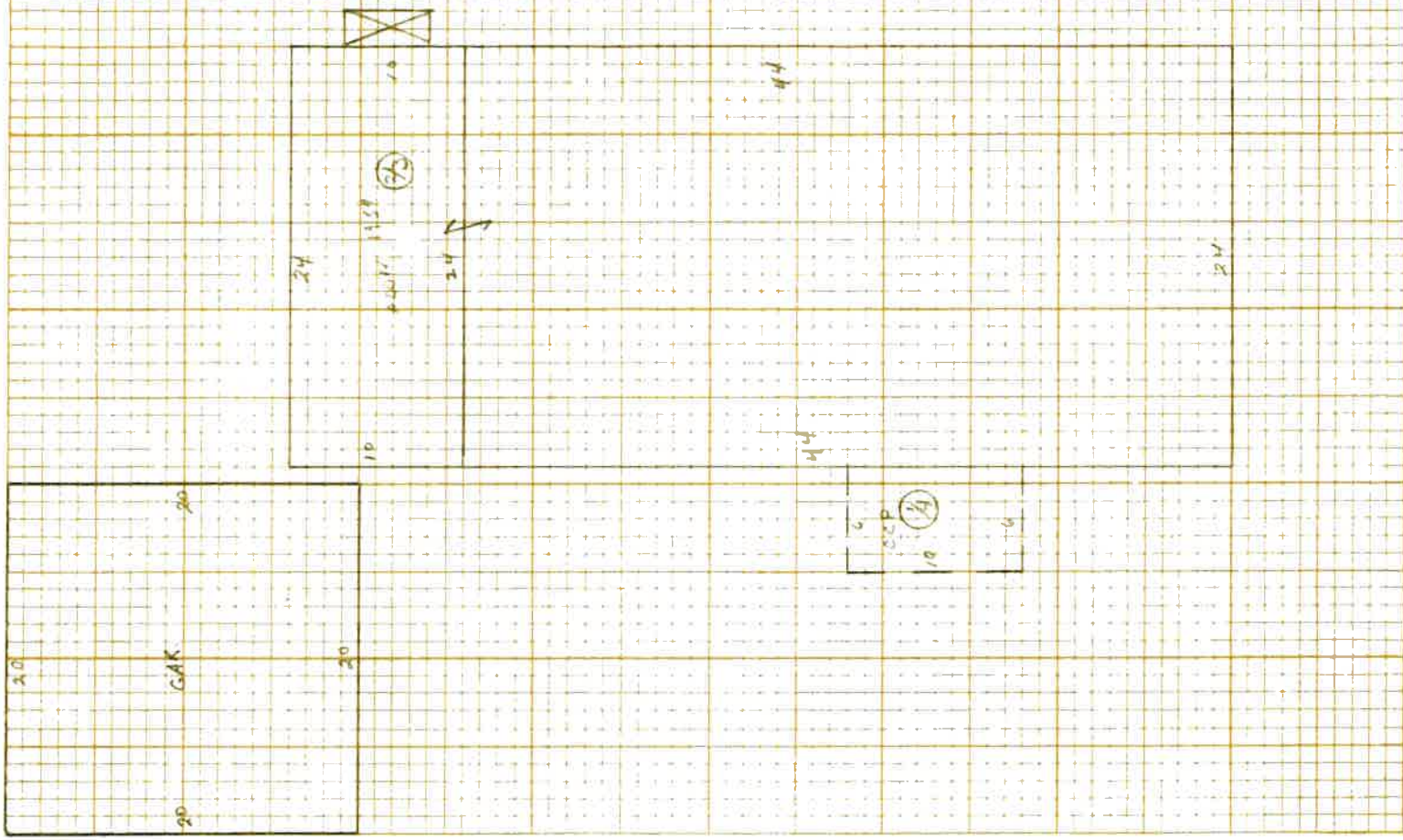
Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
GAR	CONC.	FR	SING	GAB COMP. SHG	ASPH	UXF	20x20 900 E
FLAT	CONC						80
FINISH				2x2 SHEED CONT		FR	
MECHAN	PANG	FA	SING				

COMPUTATIONS

MAIN 44 x 24 = 1056  
 24 x 10 = 240

12 x 6 = 72

GAR 20 x 20 = 400



Remarks: MECHAN / FINISH 29/14





MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext	Roof	Floor	Int	Size, etc
CARPORT	CONC	WOOD BOAR	WOOD	SHED CORR.	CONC	-	9x13

COMPUTATIONS

20 x 9 = 540

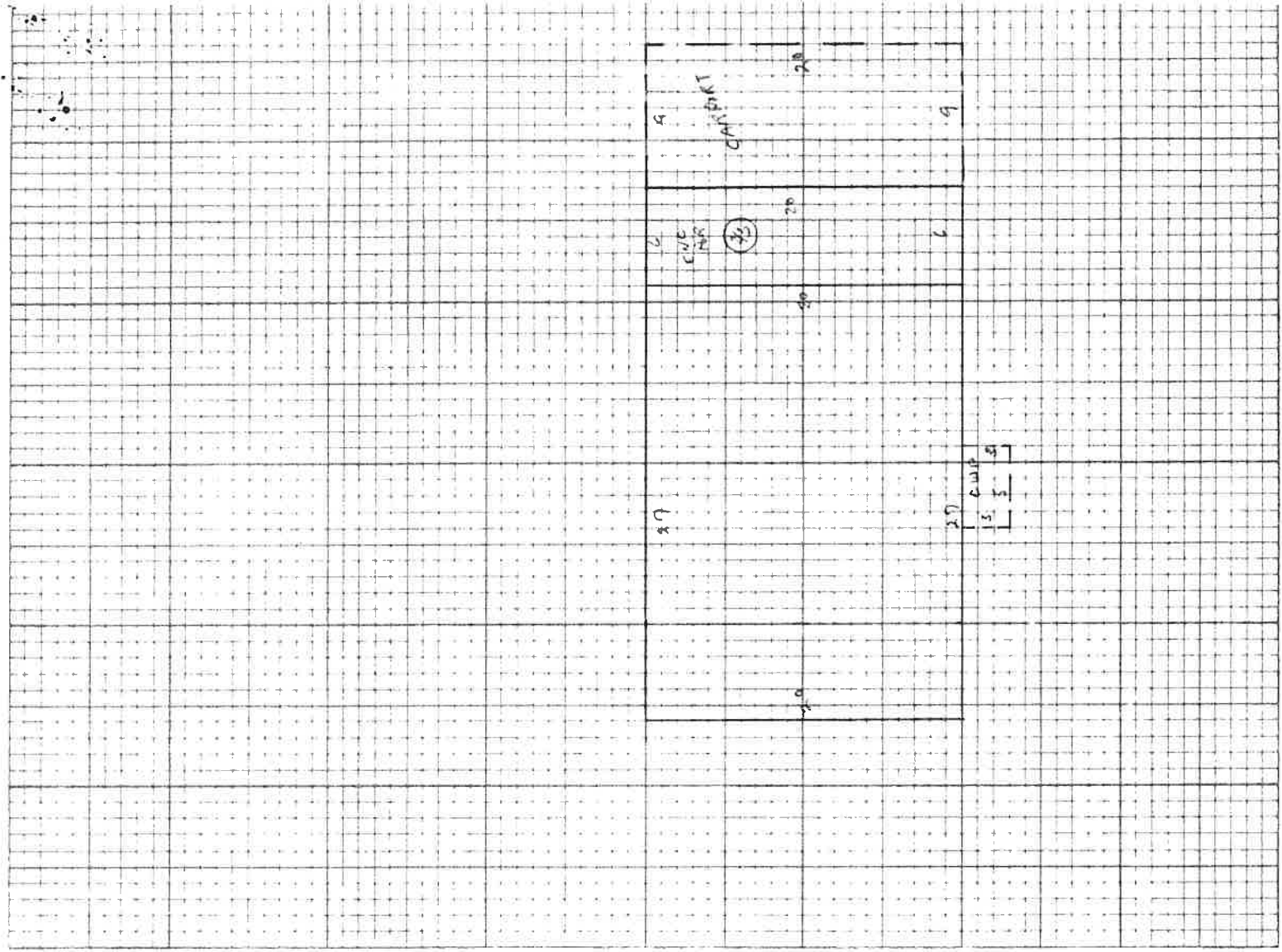
CONC 100%

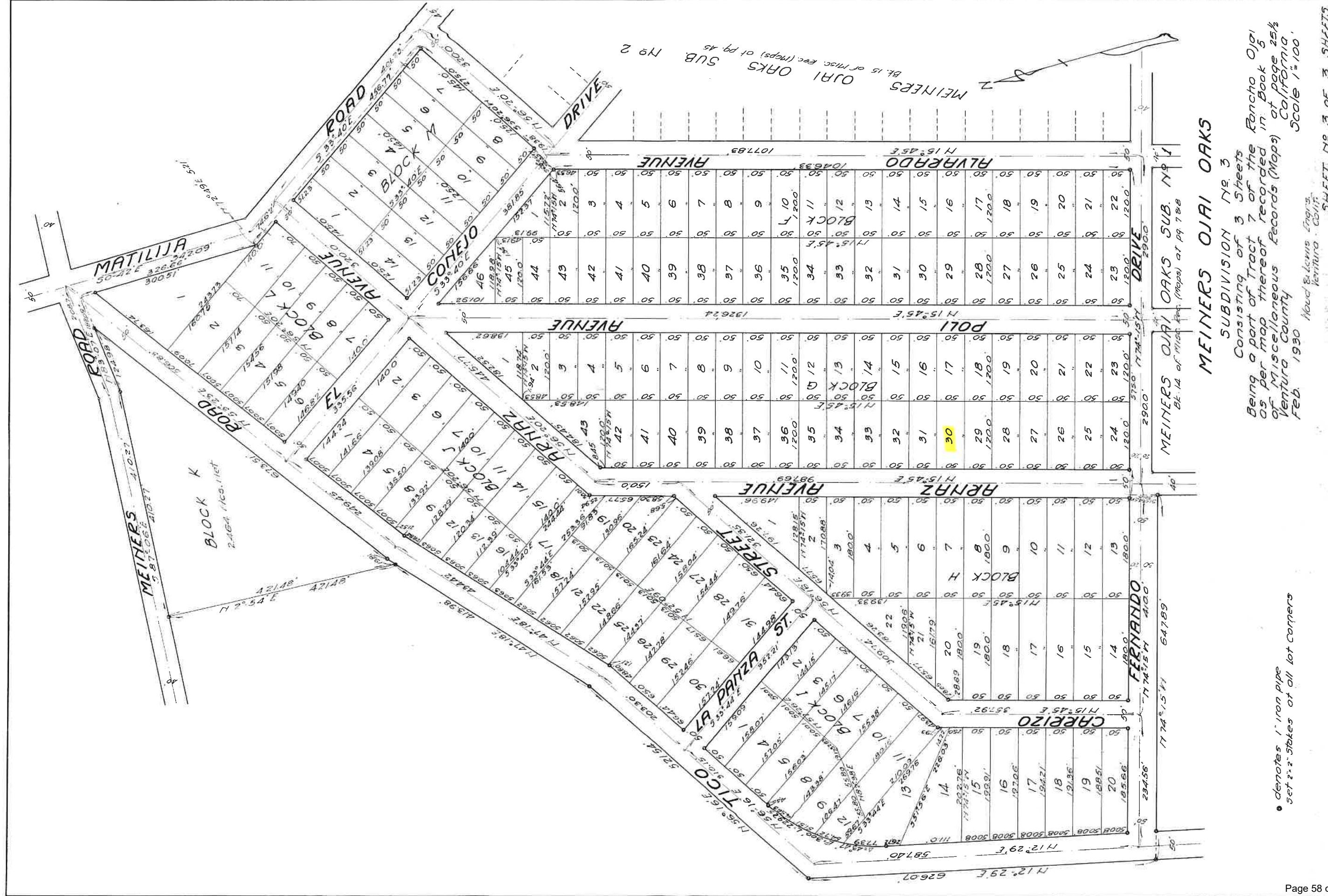
CARPORT

20 x 9 = 180

CONC

Remarks: NO ENTRY FOR GC





### MEINERS OJAI OAKS

SUBDIVISION No. 3  
 Consisting of 3 Sheets  
 as per map thereof recorded in Book 5  
 of Miscellaneous Records (Maps) at page 25 1/2  
 Ventura County California  
 Feb. 1930

Wood & Lewis, Engineers  
 Ventura, Calif.

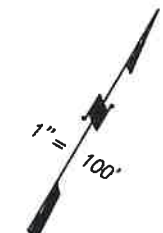
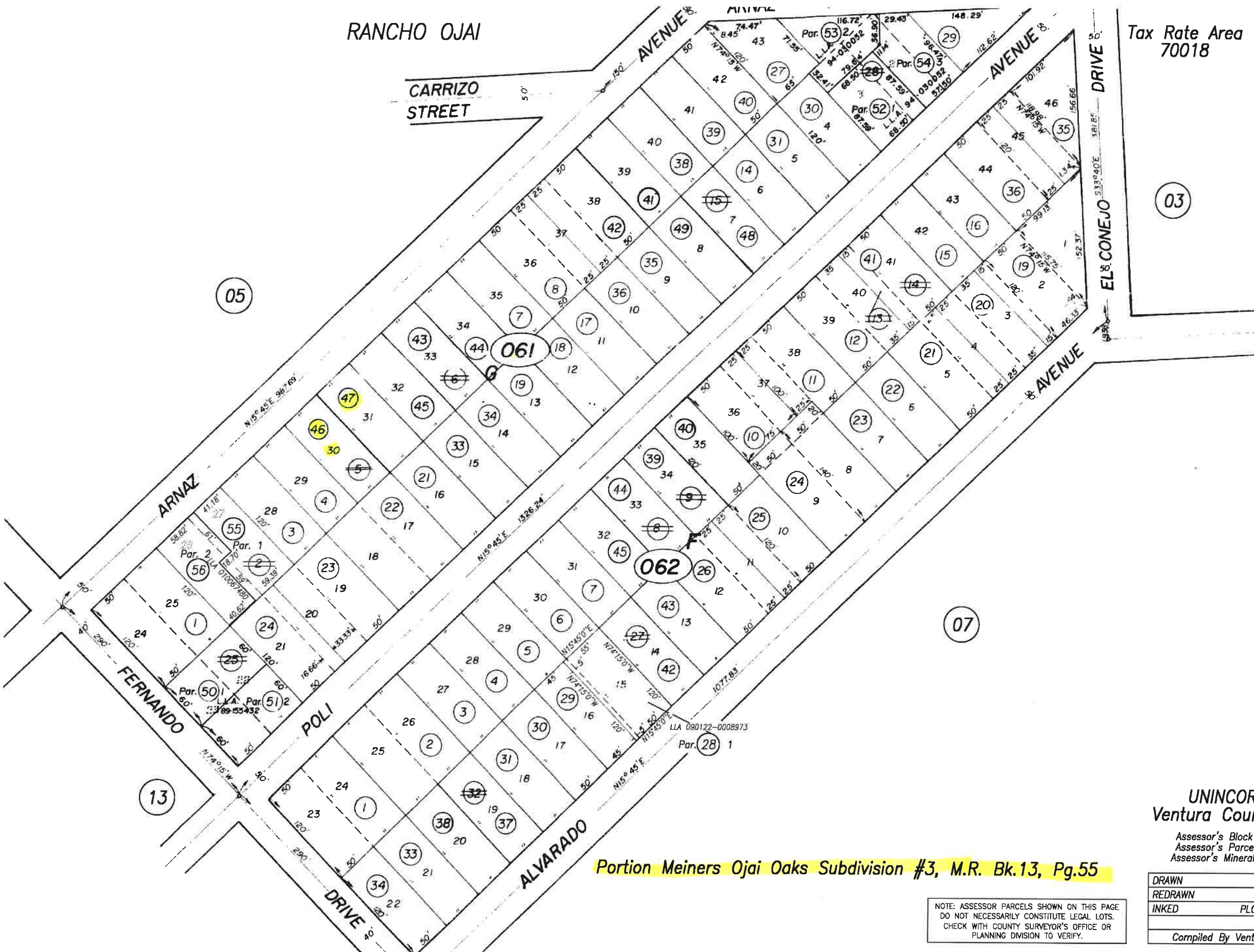
SHEET No. 3 of 3 SHEETS

• denotes 1" iron pipe  
 set 2"x2" stakes at all lot corners

RANCHO OJAI

Tax Rate Area  
70018

17-06



Portion Meiners Ojai Oaks Subdivision #3, M.R. Bk.13, Pg.55

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

**UNINCORPORATED AREA**  
**Ventura County Assessor's Map.**

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

DRAWN	REVISED	7-24-2009
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL
Compiled By Ventura County Assessor's Office		



### Will-Serve/Proof of Service/Meter Request Form

A "Will-Serve" letter may be issued upon the District's completion of an analysis determining that all conditions of approval are met.

**Required Attachments:**

- 1. Drawing/sketch of project (with dimensions)
- 2. Tax Assessors parcel map that includes the subject property.
- 3. Subdivision map covering the location of the project.\*
- 4. Documentation of existing permitted dwellings on the property.  
\* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.

**Applicant Information:**

Account Number:

Name:

Company:

Mailing Address:

Phone Number:

Email Address:

**Project Information:**

New Meter Requested:  Yes  No

Assessor's Parcel #(s):

Service Address:

City, State, Zip code:

Planning Dept Case #:

# of Existing Dwellings:  Date Dwellings Permitted:

Type of Construction:

New Construction  Tenant Improvement  ADU  Other

Type of Use:

Single Family Res  Multi-Family Res (# of dwellings \_\_\_\_\_)  Other

Project Dimensions (Sqft):

Continued on Next Page



### Will-Serve/Proof of Service/Meter Request Form

Detailed Project Description:

THE SUBJECT PROPERTY CONSISTS OF TWO SEPARATE LOTS, Lots 9 and 10 of Block B of the Hall Tuttle TRACT. THE TWO LOTS HAVE SEPARATE APNS 017-0-195-020 IS Lot 9, with an address of 246 S. Padre Juan, Lot 10 APN IS 017-0-195-030 and has an address of 234 S. Padre Juan. There is ONLY one water meter for both lots, which is located on 234 S. Padre Juan. THE PROPERTY OWNER WANTS A SEPARATE METER FOR 246 S. Padre Juan

Please allow a minimum of 60 days to evaluate and process Will-Serve letter and new meter requests. The time frame will depend on receipt of satisfactory information from the applicant and schedule of pertinent District Committees and Board of Directors meetings.

I acknowledge that MOWD will bill a \$100 Administrative Fee for processing this request.

Applicant Signature

Date

[Redacted Signature]

1/11/23

## Review of Application for Will Serve Letter

**Add a new RES meter for existing dwelling at 246 S. Padre Juan, currently served with Existing Meter at 234 S. Padre Juan. This property (water account) has two APNs, each parcel has an existing dwelling, served by one meter. The owner intends to sell each parcel and needs a meter to serve the second parcel (017-0-195-02).**

### **Proposal**

The proposed project consists of adding a new meter to serve existing dwelling on parcel 017-0-195-02. Applicant provided a detailed site plan, and proposed removal of pool and decking.

### **Screening Step 1: Is the proposed building site on a legal lot? YES**

Applicant provided a copy of a tax assessor parcel map and a subdivision map that indicates two 0.16-acre parcels. APN: 017-0-195-02 (246 S. Padre Juan) and 017-0-195-03 (234 S. Padre Juan).

### **Screening Step 2. Will the current allocation support two primary dwellings? YES**

Allocation Details:

- Allocation Case Identifier: B-0308
- Allocation Category: 5/8" RES meter, 2 Parcels
- Parcel Size: 0.16 acres x2 parcels
- Current Base Fixed Allocation: 168 HCF/yr (each dwelling has 7 HCF/mo)
- Current Base Variable Allocation: 111 HCF/yr
- Fixed Base Allocation Needed to Support ADU: 72 HCF/yr (Increase each dwelling by 3 HCF/mo)
- Deduction from Variable Allocation needed to Support ADU through drought stages: 100 HCF/yr

If the ADU are provided the customary fixed dwelling allocations, the new allocation for this property **without pool & decking removal** would be as follows:

246 S. Padre Juan	234 S. Padre Juan
Fixed = 120 HCF/yr	Fixed = 120 HCF/yr
Variable = 5 HCF/yr	Variable = 5 HCF/yr

If the ADU are provided the customary fixed dwelling allocations, the new allocation for this property **with pool & decking removal** would be as follows:

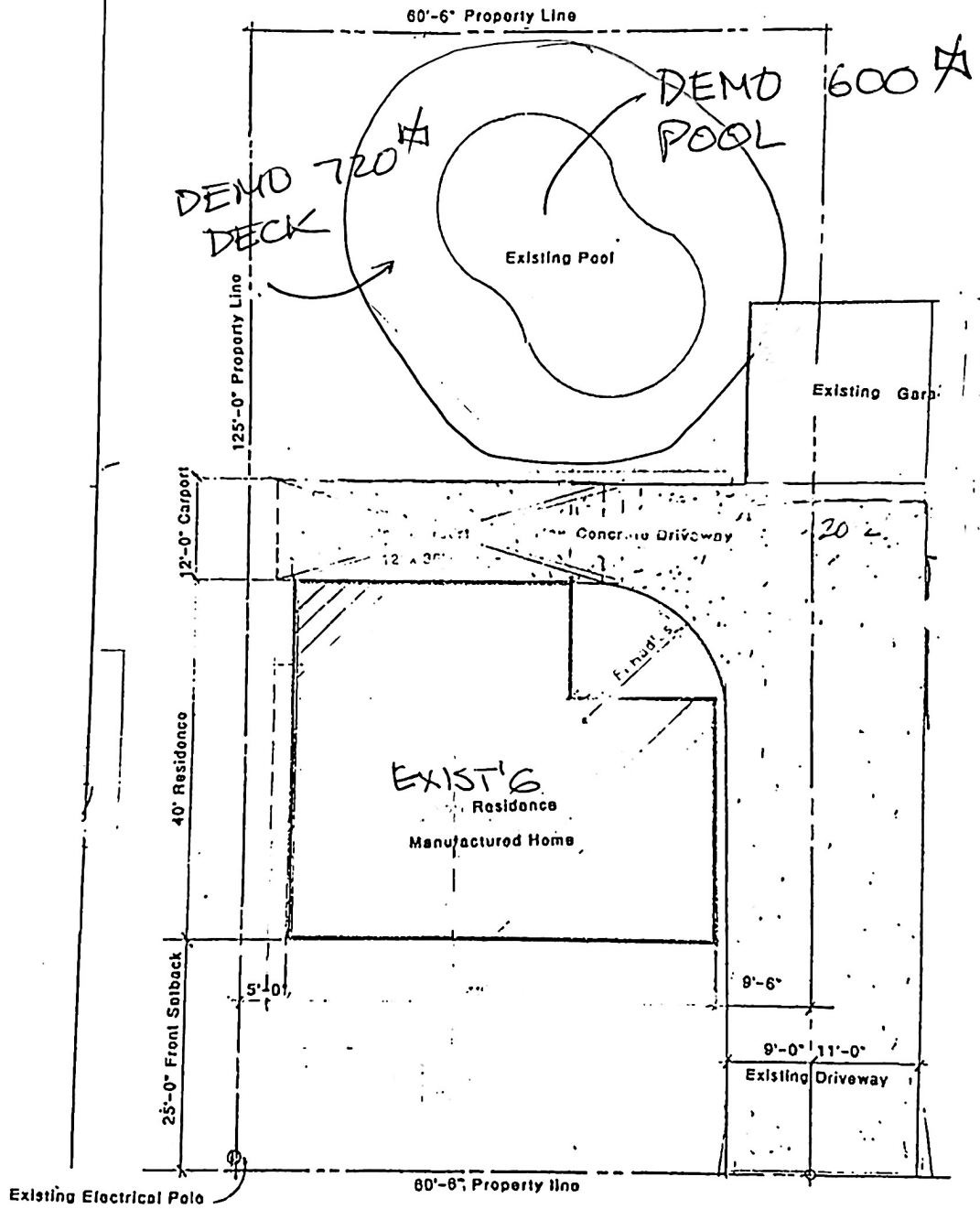
- Pool & Decking: 1,320 sf [15 gal/sf/yr = 19,800 gal/yr = 26.5 HCF/yr increased variable allocation + 11 HCF/yr adjusted variable allocation = 38 HCF/yr]

246 S. Padre Juan	234 S. Padre Juan
Fixed = 120 HCF/yr	Fixed = 120 HCF/yr
Variable = 19 HCF/yr	Variable = 19 HCF/yr

***Recommendation***

If a will serve letter is to be supplied, but must clearly state:

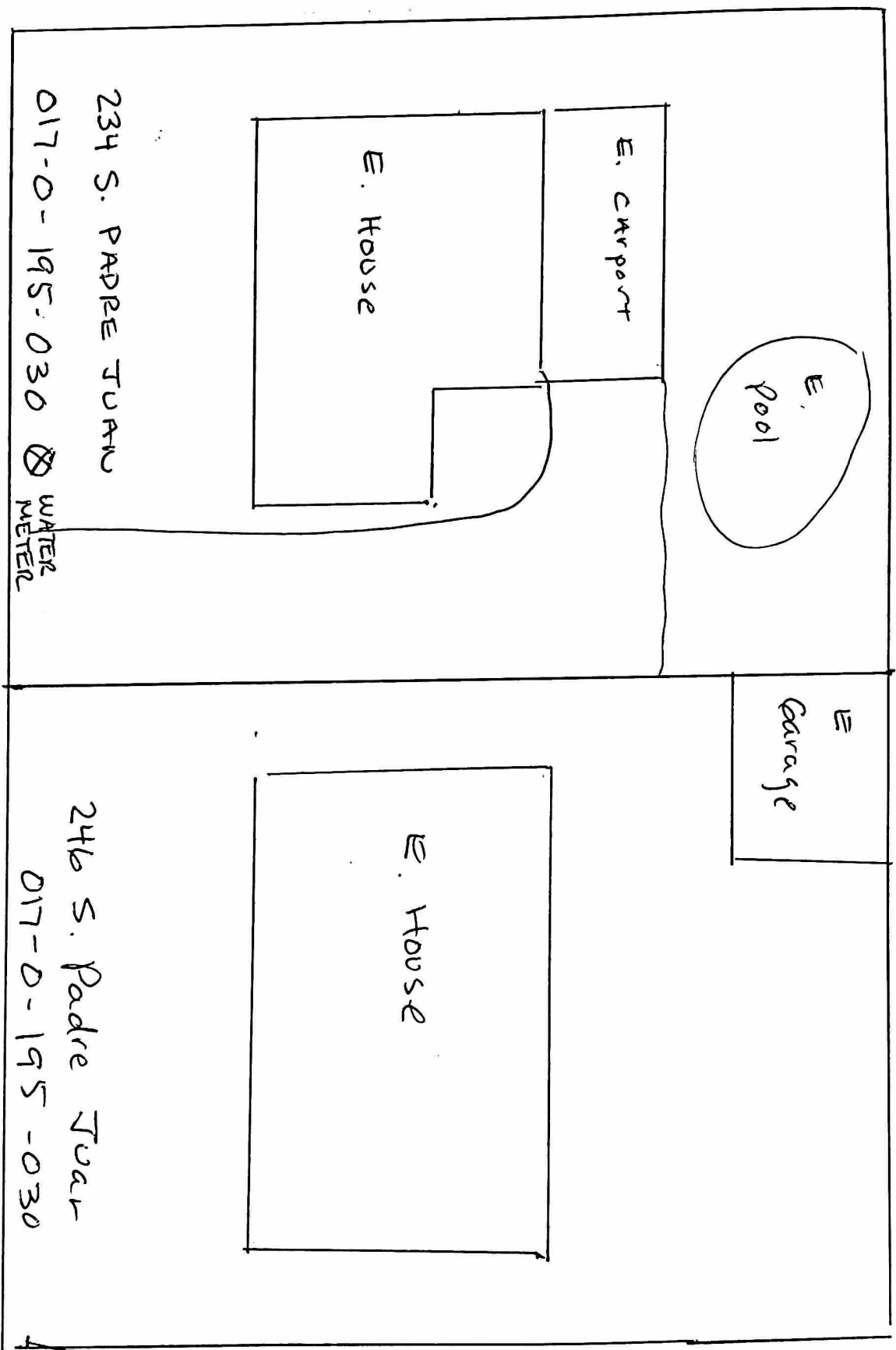
- Letter applies only to the proposed new meter request and allocation split as described in the applicant-provided preliminary site plan with the file date 1-20-2023
- There will be no increase in the total (fixed plus variable) water allocation assigned to the meter Will Serve Letter will expire after 1 year.
- Customer will pay capital Improvement fee to buy into the MOWD system.



234 South Padre Juan Ave

017-0-195-030





Padre Juan



MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
CARPORT	WD	WD POST	O REIN	SHED COM D	DIRT	WVF	10 X 20
DECK		PICKET	WD	SHED		3X	110/E
LDRY	CONV	FR	WD	SHED	CONV.	WVF	7X10
SHED	WD, FR	FR, E	WOOD SILL	WOOD SILL	WD	PLUMB	11R, 11R.

COMPUTATIONS

21.00  
 20 x 36 = 720  
 4 x 8 = 32  
 16 x 10 = 160  
 40 P 12  
 4 x 7 = 28  
 192

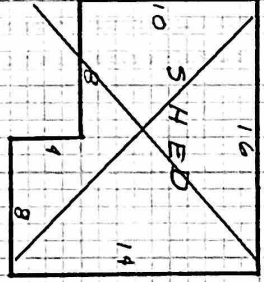
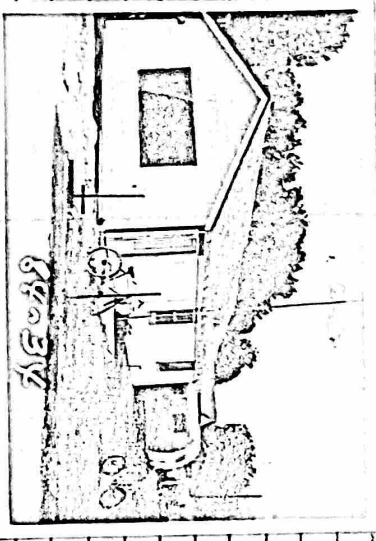
Support  
 20 V 10 = 200

Furniture  
 7 x 10 = 70

4/64	28
------	----

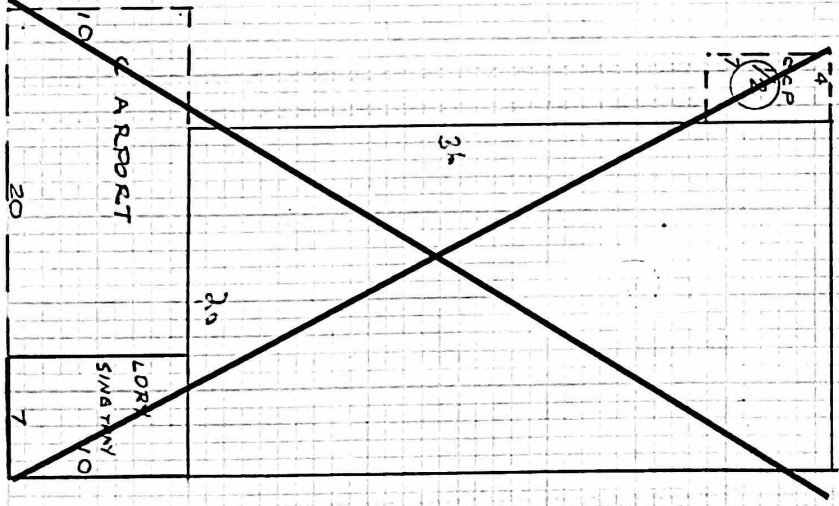
Remarks: 15 CONV. GAR. NO ENTRY. 11.5' G.F. 25.5' H.

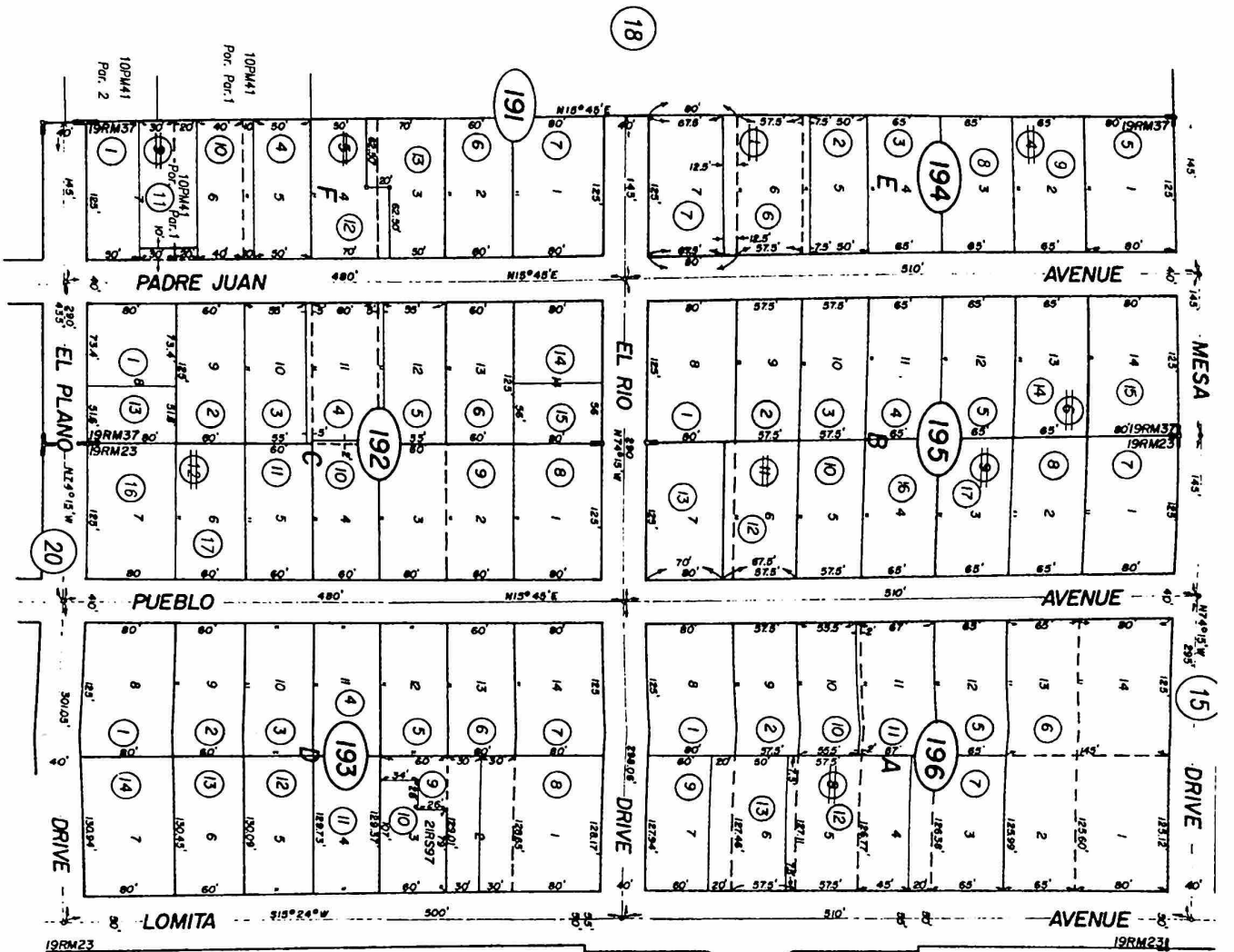
NO ENTRY 22 FOOT 2-28-75



No longer existing as of 16/17

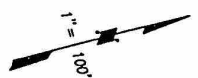
SFR demo'd 10/2015  
 Permit B15-000932





RANCHO OJAI  
17-19

Tax Rate Area  
70018



Hall Tuttle Tr. No.2, M.R. Bk.19, Pg.37  
Hall Tuttle Tr. No.1, M.R. Bk.19, Pg.23

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
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PLANNING DIVISION TO VERIFY.

**UNINCORPORATED AREA**  
Ventura County Assessor's Map.

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

DRAWN	REVISED	8-11-2010
REDRAWN	4-1-1982	CREATED
INKED	PLOTTED	EFFECTIVE
ROLL		
Compiled By Ventura County Assessor's Office		

### Will-Serve/Proof of Service Letter Request Form for Existing Meters

A "Will-Serve" letter may be issued upon the District's completion of an analysis determining that all conditions of approval are met.

#### Applicant Information:

Account #

Name: Steve [REDACTED]

# Existing Permitted Dwellings 1

Company: [REDACTED]

Date Dwellings Permitted 1977

Mailing Address: [REDACTED]

VENTURA, CA 93004

Phone: 805 [REDACTED]

Email: [REDACTED]@gmail.com

#### Project Information:

Assessor's Parcel Number: 017-0-250-200

Service Address: 569 TICO RD

City, State, Zip Code: OJAI, CA 93023

Planning Department Development case number (if applicable): ZC23-0009

#### Type of Construction:

New Construction  Tenant Improvement  ADU  Other

#### Type of Use:

Single Family Res  Multi-Family Res (# of dwellings \_\_\_)  Commercial  
ADU

#### Description of Project:

NEW DETACHED 600\* ADU  
MANUFACTURED HOME

#### Required Attachments:

1. Drawing/sketch of project (with dimensions)
  2. Tax Assessors parcel map that includes the subject property.
  3. Subdivision map covering the location of the project.\*
  4. Documentation of existing permitted dwellings on the property.
- \* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.

**Will-Serve/Proof of Service Letter Request Form for Existing Meters**

I acknowledge that MOWD will bill a \$100 Administrative Fee.

**Applicant Signature**

[Redacted Signature]

**Date**

1/5/2023

*Please allow a minimum of 60 days to evaluate and process this Will Serve letter request. The time frame will depend on receipt of satisfactory information from the applicant and schedule of pertinent District Committees and Board of Directors meetings.*

## Review of Application for Will Serve Letter

### New 600 sf ADU (manufactured home) for Property with Existing Meter at 569 Tico Rd.

#### *Proposal*

The proposed project consists of adding a new ADU. Applicant provided a detailed site plan, showing the location of the proposed structure.

#### **Screening Step 1: Is the proposed building site on a legal lot? YES**

Applicant provided a copy of a tax assessor parcel map and a subdivision map that indicate a single 0.34-acre parcel. APN: 017-0-250-20

#### **Screening Step 2. Will the current allocation support an ADU? YES**

Allocation Details:

- Allocation Case Identifier: AA-0916
- Allocation Category: 5/8" RES meter, 1 Parcel
- Parcel Size: 0.34 acre
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 170 HCF/yr
- Fixed Base Allocation Needed to Support ADU: 84 HCF/yr
- Deduction from Variable Allocation needed to Support ADU through drought stages: 120 HCF/yr

If the ADU are provided the customary fixed dwelling allocations, the new allocation for this property would be as follows:

- New Base Fixed Allocation: **204 HCF/yr**
- New Base Variable Allocation: **50 HCF/yr**

#### **Recommendation**

If a will serve letter is to be supplied, but must clearly state:

- Letter applies only to the proposed ADU as described in the applicant-provided preliminary site plan with the file date 1-5-2023
- There will be no increase in the total (fixed plus variable) water allocation assigned to the meter Will Serve Letter will expire after 1 year.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.
- ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC ARE INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS.
- NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING, AND INSTALLATION OF ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION PRIOR TO COMMENCEMENT OF ASSOCIATED WORK.
- DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS, OR CENTERLINE OF INTERIOR STUDS, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.
- BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR DATUM (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND/OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE REFERENCED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- KEYNOTES USED ON THE DRAWINGS ARE FOR ASSEMBLIES, MATERIAL, REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR TYPE DRAWINGS.
- EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND ARCHITECT DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.
- MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.
- CONTRACTOR SHALL VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS, SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM THE ORIGINAL CONSTRUCTION DRAWINGS. SHOULD THESE DOCUMENTS EXIST, THEY WILL BE MADE AVAILABLE. THE ORIGINAL CONSTRUCTION DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS AND DO NOT WARRANT EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
- CONSTRUCTION SHALL BE ADMINISTERED PER CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 1, CHAPTER 4, GROUP 1.
  - A COPY OF PARTS 1 AND 2, TITLE 24, C.C.R. SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
  - ALL CHANGE ORDERS AND ADDENDA TO BE SIGNED BY THE ARCHITECT AND THE OWNER APPROVED. CHANGE ORDERS ARE NOT VALID UNTIL APPROVED.
  - ALL TESTS TO CONFORM TO THE REQUIREMENT OF SECTION 4-335, PART 1, TITLE 24, AND APPROVED T. 4 I. SHEET.
  - TESTS OF MATERIALS AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 40335 OF PART 1, TITLE 24, AND THE OWNER SHALL EMPLOY AND PAY THE LABORATORY. COSTS OF RE-TEST MAY BE BACK CHARGED TO THE CONTRACTOR.
  - THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTION 4-343, PART 1, TITLE 24.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH LOCAL ORDINANCES.

GENERAL NOTES

APPLICABLE CODES:

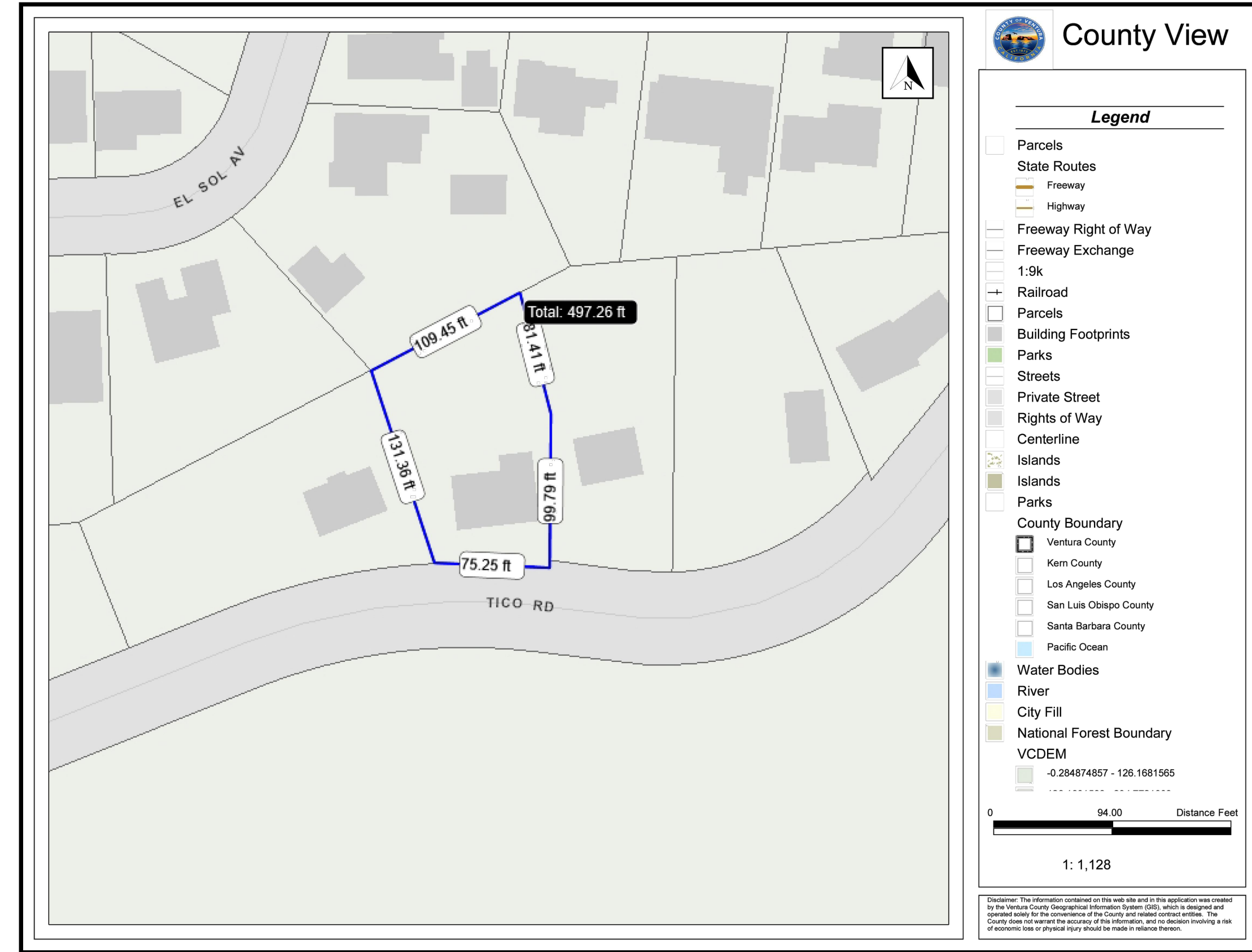
- 2019 CALIFORNIA BUILDING CODE (2019 IBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (2019 IRC)
- 2019 CALIFORNIA ELECTRICAL CODE (2017 NEC)
- 2019 CALIFORNIA MECHANICAL CODE (2019 IMC)
- 2019 CALIFORNIA PLUMBING CODE (2019 IPC)
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2019 CALIFORNIA ENERGY CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

PROPOSED PREFABRICATED ADU

DEVIN WITT

569 TICO ROAD, OJAI, CA 93023 - 017-0-250-200

COUNTY VIEW MAP



TABULATION

OWNER: DEVIN WITT  
 APN: 017-0-250-200  
 TRACT:  
 BLOCK:  
 LOT:  
 ZONING: R-1  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY: R-3  
 PROPOSED ADU BUILDING HEIGHT: 11'-3 1/4"  
 VERY HIGH FIRE HAZARD SEVERITY ZONE: NO  
 LOT AREA: 14,810 SF, .34 ACRES

SCOPE OF WORK

PROPOSED PREFABRICATED ADU THAT IS 598 SF, WITH A BUILDING HEIGHT OF 11'-3 1/4". MODEL # G5-20302A AND CONSTRUCTED BY CAVCOWEST.

THE PROPOSED ADU INCLUDES A LIVING ROOM, KITCHEN (INCLUDING STOVE AND REF.), MASTER BEDROOM W/ CLOSET, SECONDARY BEDROOM W/ CLOSET, FULL BATHROOM AND WASHER AND DRYER AREA.

THE PROPOSED ADU CONFORMS TO ANY AND ALL REQUIRED SETBACKS, BUILDING HEIGHTS, AND SQUARE FOOTAGES.

FLOOR AREA

ADU & EXISTING SINGLE-FAMILY RESIDENCE, GARAGE, & SHED

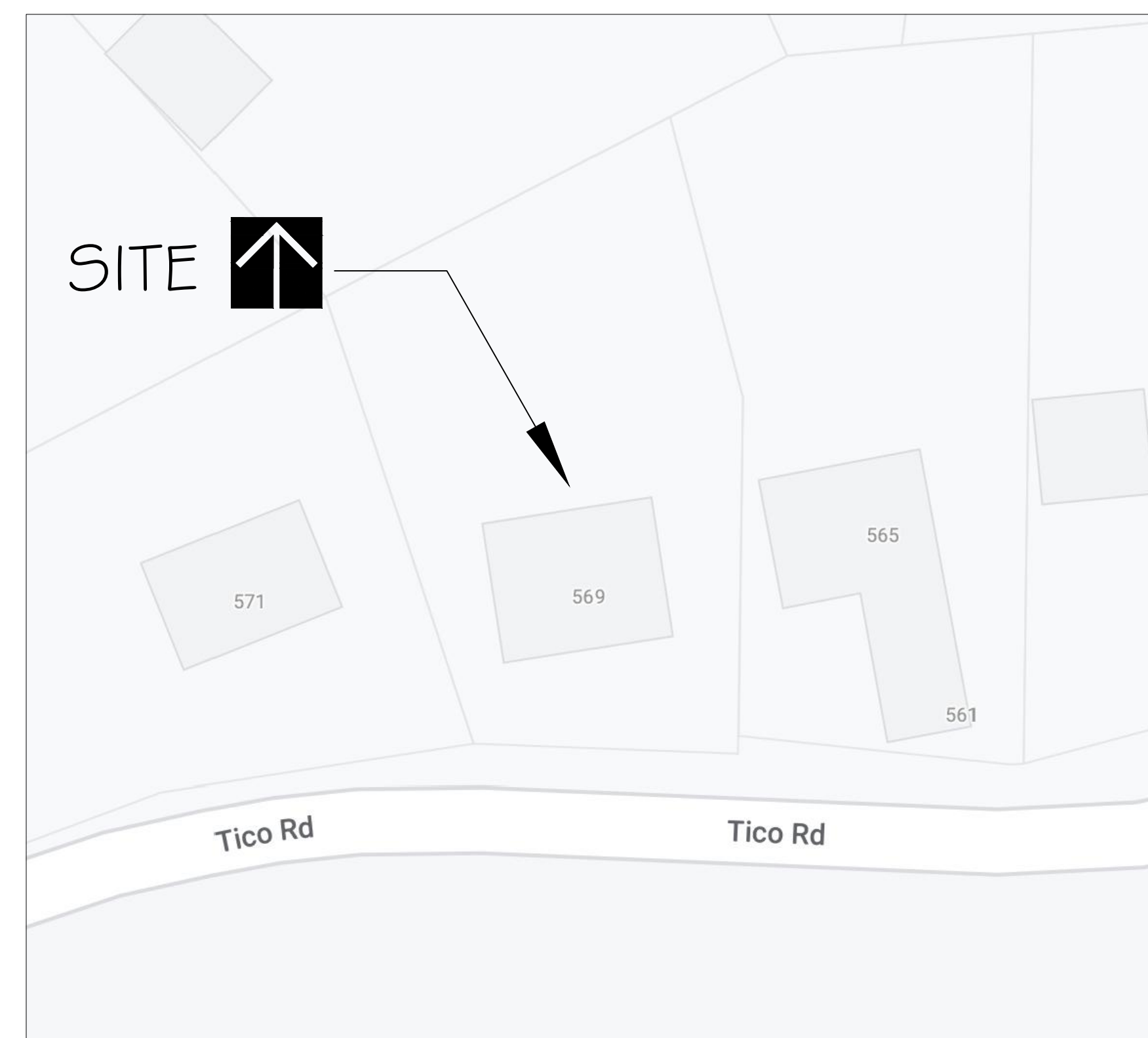
AREA	NET	GROSS	TOTAL
PROPOSED ADU		598 SF	598 SF
EXISTING 1ST-STORY		640 SF	640 SF
EXISTING 2ND-STORY		640 SF	640 SF
EXISTING SFR TOTAL		1,280 SF	1,280 SF
EXISTING GARAGE		666 SF	666 SF
EXISTING SHED		96 SF	96 SF

HEIGHT AND SETBACK TABLE

PROPOSED HEIGHT OF PREFABRICATED ADU: 1-STORY / 11'-3 1/4"  
 HEIGHT LIMIT: 16'-0"

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	20'-0"	NA	NA
SIDE	4'-0"	NA	10'-0"
SIDE	4'-0"	NA	62'-2 1/2"
REAR	4'-0"	NA	15'-0"

VICINITY MAP



WILDLAND URBAN INTERFACE NOTES

- THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.3.1.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF 72 POUNDS MINERAL-SURFACED, NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R337.5.2.
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE PER CRC R337.7.3.2.
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC R337.8.2.1.
  - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MIN. OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR.
  - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
  - HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
  - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CRC R337.8.3.
  - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
  - SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
    - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK
    - RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THEN 3/8" THICK
  - SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR
  - SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-8A-1
- WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 20 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL SURFACED, NON-PERFORATED CAP SHEET, AT LEAST 3/8 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS THE GUTTER PER CRC R337.5.4
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS PER CRC R337.6.2
  - DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM 1/8" AND SHALL NOT EXCEED 1/8"
- MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION RESISTANT
- VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES PER CRC R337.6.3.
- THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILING SHALL BE PROTECTED BY ONE OF THE FOLLOWING PER CRC R337.7.6.
  - NONCOMBUSTIBLE MATERIAL.
  - IGNITION-RESISTANT MATERIAL
- ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING.
- THE EXTERIOR PARTITION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANT DESIGN MANUEL.
- PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

SHEET INDEX

ARCHITECTURAL	ARCHITECTURAL
AO1	COVER SHEET
AO2	SITE PLAN
AO3	PROPOSED ADU PLAN # ROOF PLAN
AO3D	DIMENSIONED FLOOR PLAN
AO4	EXTERIOR ELEVATIONS
AO5	INTERIOR ELEVATIONS
AO6	ARCHITECTURAL DETAILS

PROFESSIONALS

DRAFTSMAN / DESIGNER:  
 CAMERON A. CLARK  
 377 PRINCETON AVENUE,  
 VENTURA, CA 93003  
 T: 818.606.4048

PERMIT CONSULTANT:  
 STEVE ALARY  
 T: 805-407-6729  
 E: STEVE.ALARY@GMAIL.COM

INSPECTION NOTES

REQUIRED DEPUTY AND CONSULTANT INSPECTIONS  
 THE CONTRACTOR SHALL INFORM THE DESIGNER 48 HOURS IN ADVANCE OF REACHING THE FOLLOWING STAGES OF CONSTRUCTION:  
 1) FOOTING EXCAVATIONS COMPLETED, FORMS READY FOR PLACING OF REINFORCING.  
 2) FOOTING REINFORCING BARS IN PLACE.  
 3) CONCRETE PLACING OPERATIONS.  
 4) WOOD FRAMING COMPLETED BUT NOT CLOSED IN.  
 5) PLY. NAILING COMPLETED BUT NOT COVERED.

TEST AND INSPECTIONS: THE FOLLOWING ITEMS REQUIRE SPECIAL DEPUTY INSPECTION PER 2017 LARC. SEE PLANS AND DETAILS FOR SPECIFIC LOCATIONS.

MISCELLANEOUS TEST  
 1) DRILLED CONCRETE OR CMU ANCHORS  
 2) EPOXY EMBEDDED MEMBERS

SYMBOLS

	DETAIL NUMBER SHEET NUMBER		DOOR NUMBER
	SECTION LETTER SECTION NUMBER		WINDOW LETTER
	INT. ELEV. NUMBER SHEET NUMBER		KEYNOTE NUMBER
	NORTH ARROW		REVISION NUMBER
			CEILING HEIGHT

REVISIONS

NO.	DATE	DESCRIPTION

CAMERON A. CLARK  
 DRAFTSMAN  
 PH: 818.606.4048

377 PRINCETON AVENUE  
 VENTURA, CA 93003

CAMERON A. CLARK

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DEVIN WITT  
 PROPOSED ADU  
 569 TICO ROAD  
 OJAI, CA 93023

COVER SHEET

DATE:

1/03/2023

A01





WALL LEGEND

NEW 2x STUD WALL, PER PLAN

PLAN NOTES

SEE SHEET 'A11' FOR EXTENDED NOTES & ITEM DESCRIPTIONS.

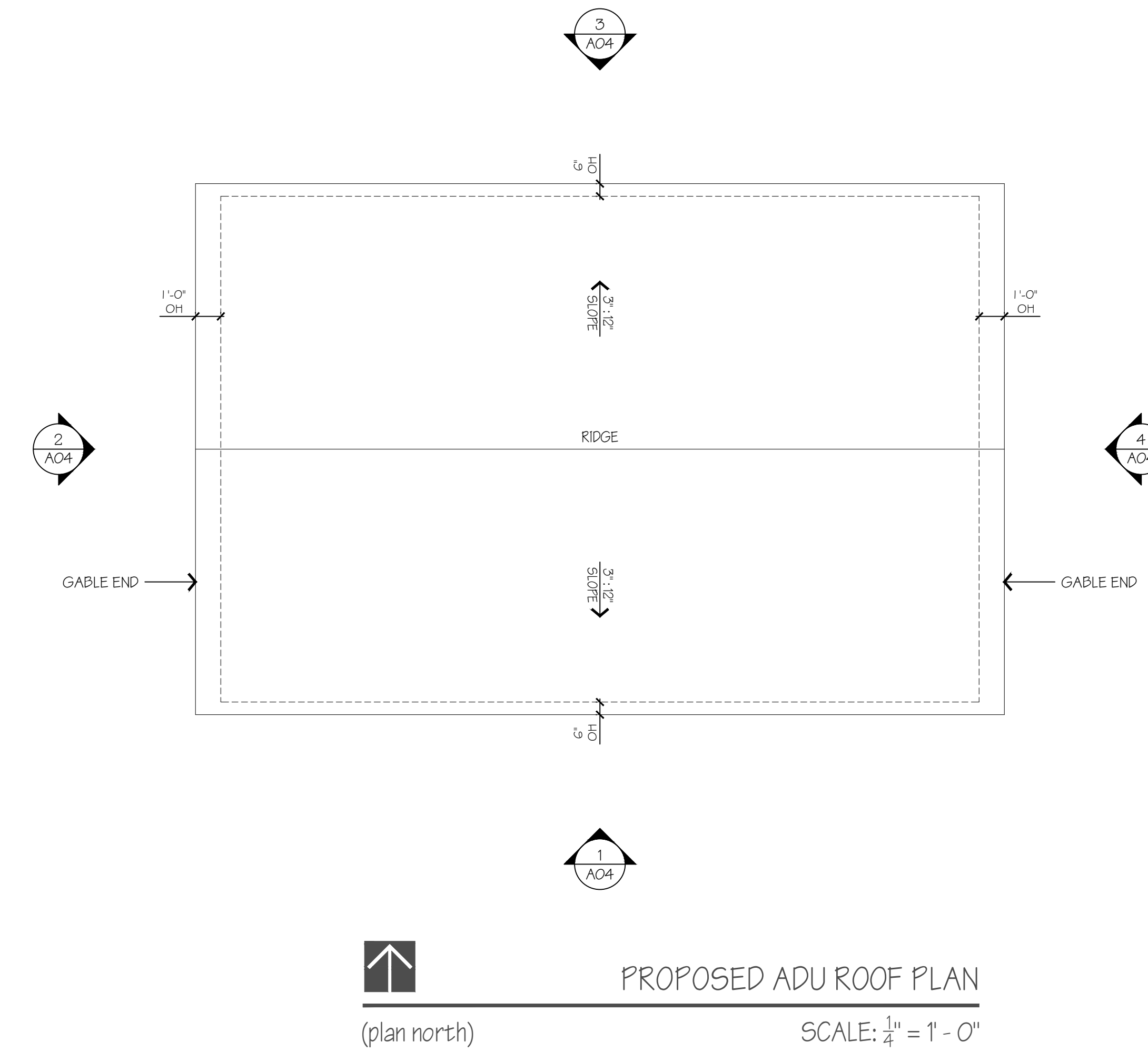
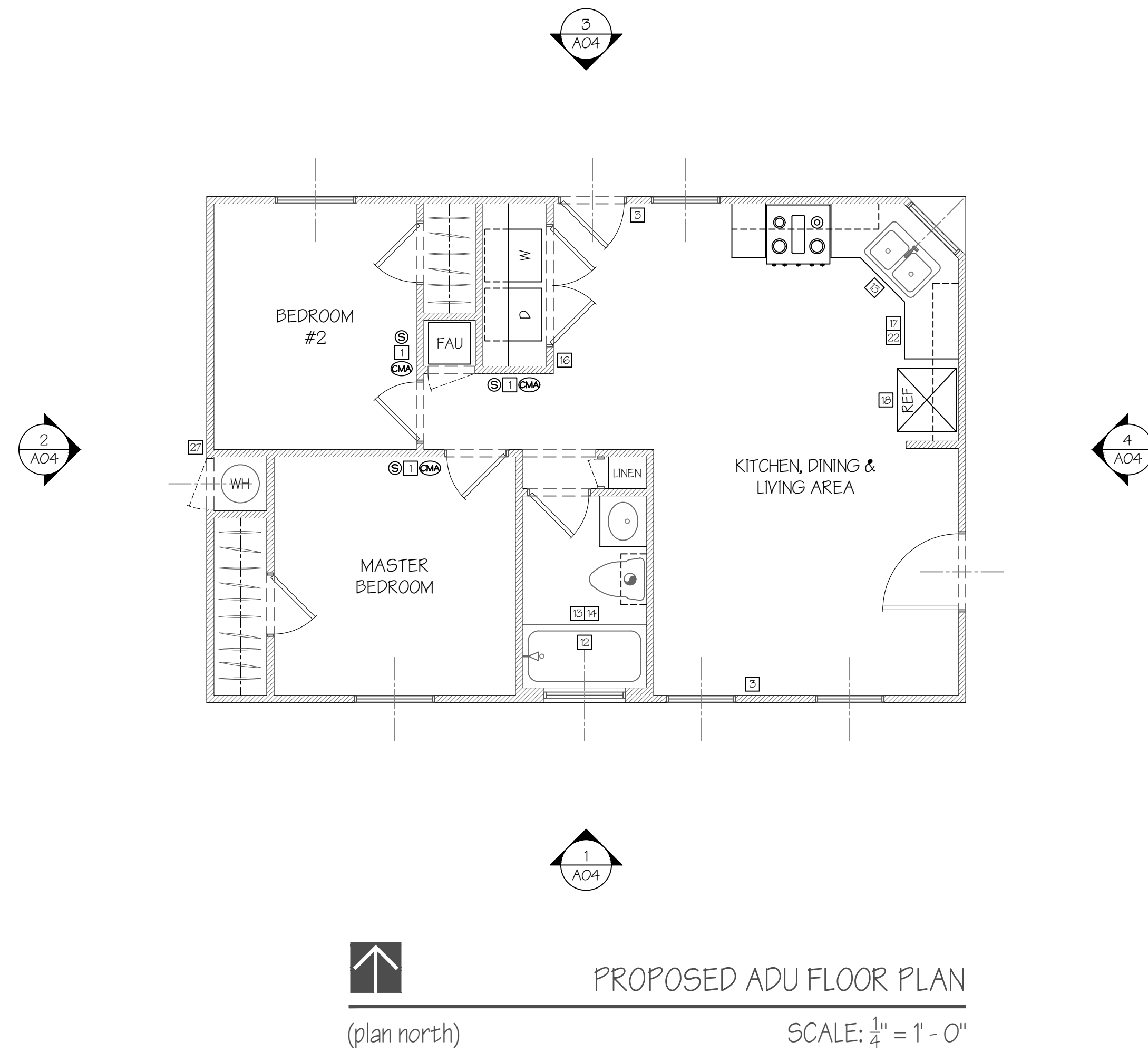
- 1. SMOKE DET. & CO ALARM.
- 2. HABITABLE SPACES.
- 3. SECONDARY MEANS OF EXIT.
- 4. SAFETY GLAZING.
- 5. FIRE RATED GARAGE WALLS.
- 6. FLOORS IN GARAGE.
- 7. LEVELED LANDING.
- 8. DECKING SYSTEM.
- 9. STAIRWAY REQUIREMENTS.
- 10. PARAPET & RAILING.
- 11. WROUGHT-IRON HANDRAIL.
- 12. TUB OR SHOWER.
- 13. WATER CLOSETS.
- 14. EXHAUST FAN.
- 15. SCUPPER.
- 16. WASHER/DRYER SPACE.
- 17. DISHWASHER SPACE.
- 18. REFRIGERATOR/ FREEZER SPACE.
- 19. COOK TOP/ OVEN.
- 20. BUILT-IN CABINETRY/ CLOSET.
- 21. BUILT-IN BOOK SHELVES.
- 22. COUNTER TOP.
- 23. KITCHEN SINK.
- 24. BAR SINK/ UTILITY SINK.
- 25. FIREPLACE & CHIMNEY SYSTEM.
- 26. FIREPLACE NOTES.
- 27. WATER HEATER.
- 28. NATURAL & ARTIFICIAL LIGHT.
- 29. ATTIC ACCESS.
- 30. ROOF HATCH.
- 31. HAND TOOL INT. CORNERS.
- 32. DUMBWAITER.
- 33. GARAGE TURNTABLE.

AREA SUMMARY

	NET	GROSS
EXISTING RESIDENCE		1,280 SF
EXISTING GARAGE		666 SF
EXISTING SHED		96 SF
PROPOSED ADU		598 SF

MECHANICAL SYMBOLS & LEGEND

- Ⓢ - SMOKE DETECTOR HARD IN ALL SLEEPING AREAS.
  - Ⓢ - CARBON MONOXIDE ALARM.
  - Ⓢ - EXHAUST FAN - CEILING MOUNTED (VENTED TO OUTSIDE AIR).
- NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.



REVISIONS
<p style="font-weight: bold; margin: 0;">CAMERON A. CLARK</p> <p style="font-size: 8px; margin: 0;">CAMERON CLARK DRAFTSMAN PH: 925.606.4046</p> <p style="font-size: 8px; margin: 0;">377 PRINCETON AVENUE VENTURA, CA 93005</p>
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<p style="font-weight: bold; margin: 0;">DEVIN WITT</p> <p style="font-weight: bold; margin: 0;">PROPOSED ADU</p> <p style="font-weight: bold; margin: 0;">569 TICO ROAD</p> <p style="font-weight: bold; margin: 0;">OJAI, CA 93023</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PROPOSED ADU - FLOOR PLAN &amp; ROOF PLAN</p>
<p>DATE: 1/03/2023</p>
A03

**WALL LEGEND**

NEW 2x STUD WALL, PER PLAN

**PLAN NOTES**

SEE SHEET 'A11' FOR EXTENDED NOTES & ITEM DESCRIPTIONS.

- 1. SMOKE DET. & CO ALARM.
- 2. HABITABLE SPACES.
- 3. SECONDARY MEANS OF EXIT.
- 4. SAFETY GLAZING.
- 5. FIRE RATED GARAGE WALLS.
- 6. FLOORS IN GARAGE.
- 7. LEVELED LANDING.
- 8. DECKING SYSTEM.
- 9. STAIRWAY REQUIREMENTS.
- 10. PARAPET & RAILING.
- 11. WROUGHT-IRON HANDRAIL.
- 12. TUB OR SHOWER.
- 13. WATER CLOSETS.
- 14. EXHAUST FAN. ●
- 15. SCUPPER.
- 16. WASHER/DRYER SPACE.
- 17. DISHWASHER SPACE.
- 18. REFRIGERATOR/FREEZER SPACE.
- 19. COOK TOP/ OVEN.
- 20. BUILT-IN CABINETRY/ CLOSET.
- 21. BUILT-IN BOOK SHELVES.
- 22. COUNTER TOP.
- 23. KITCHEN SINK.
- 24. BAR SINK/ UTILITY SINK.
- 25. FIREPLACE & CHIMNEY SYSTEM.
- 26. FIREPLACE NOTES.
- 27. WATER HEATER.
- 28. NATURAL & ARTIFICIAL LIGHT.
- 29. ATTIC ACCESS.
- 30. ROOF HATCH.
- 31. HAND TOOL INT. CORNERS.
- 32. DUMBWAITER.
- 33. GARAGE TURNTABLE.

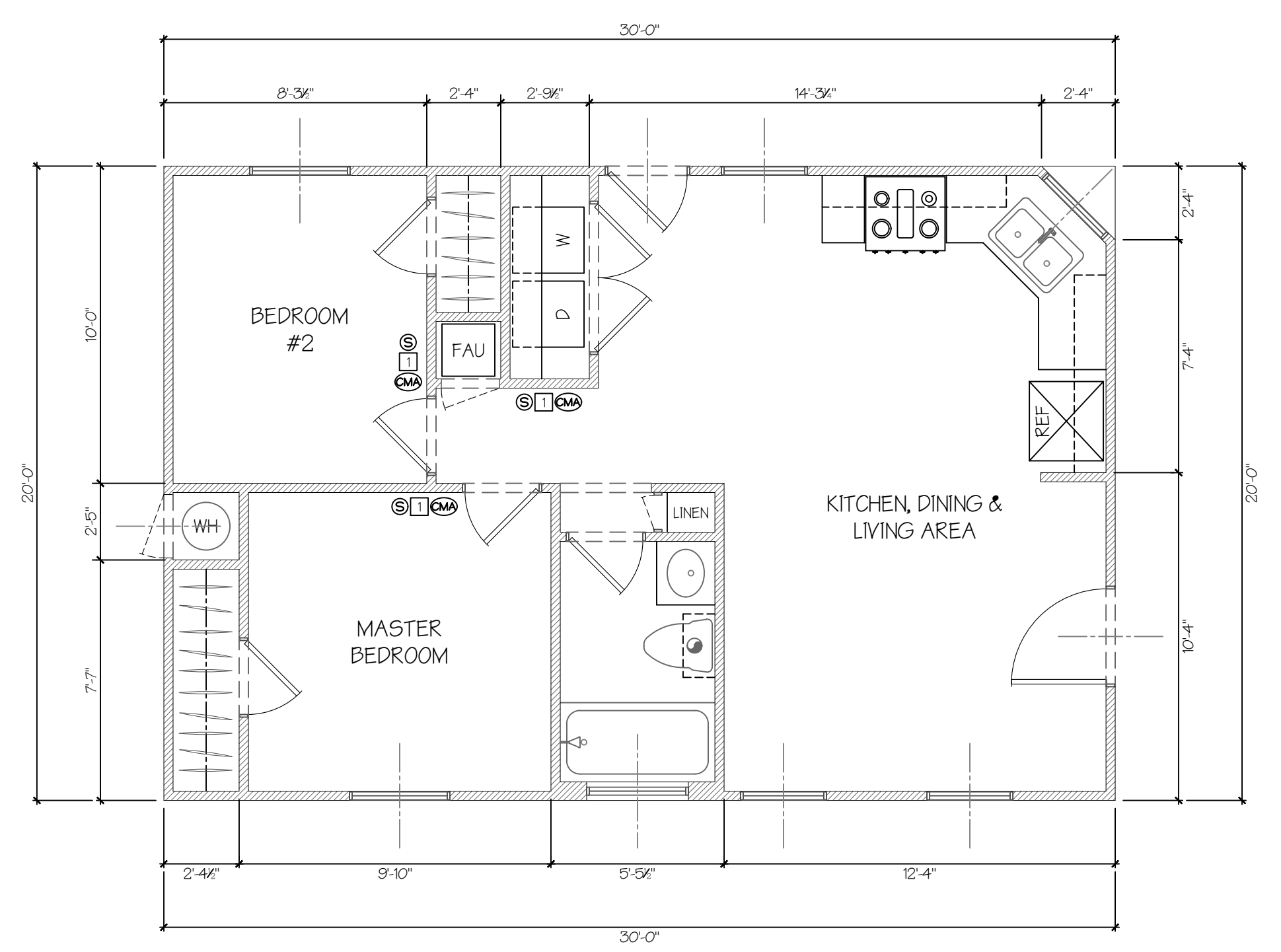
**AREA SUMMARY**

	NET	GROSS
EXISTING RESIDENCE		1,280 SF
EXISTING GARAGE		666 SF
EXISTING SHED		96 SF
PROPOSED ADU		598 SF

**MECHANICAL SYMBOLS & LEGEND**

- Ⓢ - SMOKE DETECTOR HARD IN ALL SLEEPING AREAS.
- Ⓜ - CARBON MONOXIDE ALARM.
- - EXHAUST FAN - CEILING MOUNTED (VENTED TO OUTSIDE AIR).

NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.



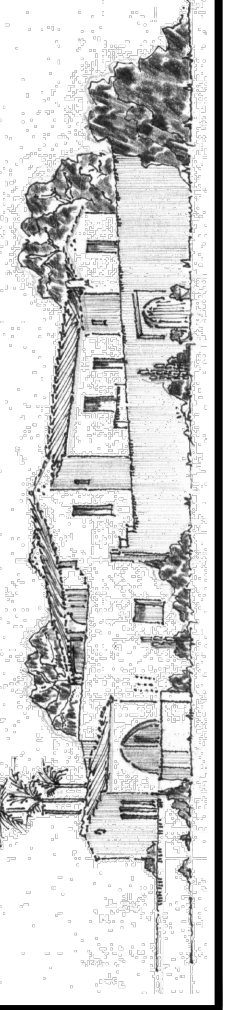
**PROPOSED DIMENSIONED ADU FLOOR PLAN**  
 (plan north) SCALE: 1/4" = 1' - 0"

**REVISIONS**

NO.	DESCRIPTION

CAMERON A. CLARK  
 DRAFTSMAN  
 PH: 925.606.4046  
 377 PRINCETON AVENUE  
 VENTURA, CA 93005

**CAMERON A. CLARK**



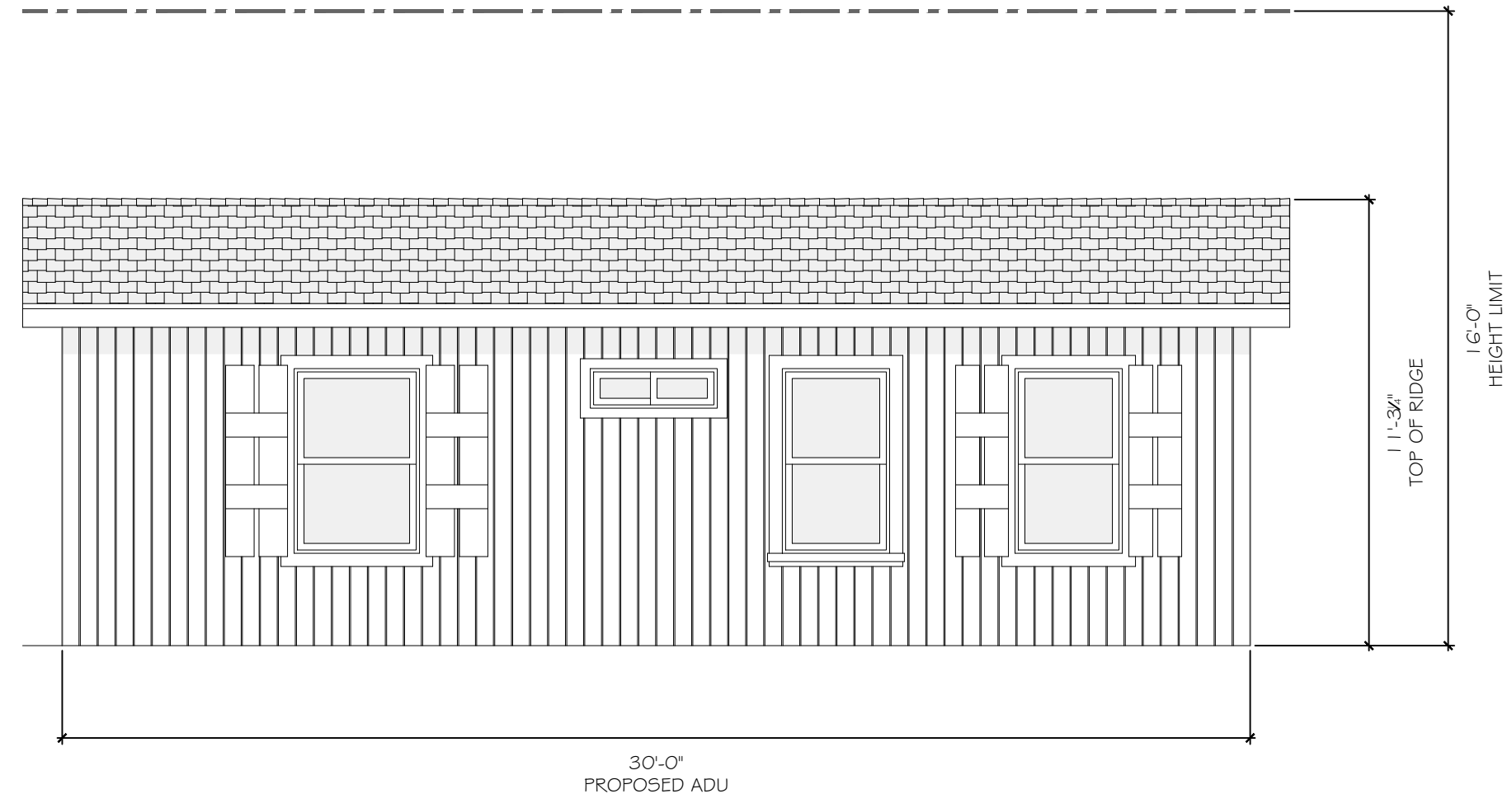
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DEVIN WITT  
 PROPOSED ADU  
 569 TICO ROAD  
 OJAI, CA 93023

PROPOSED ADU - DIMENSIONED FLOOR PLAN

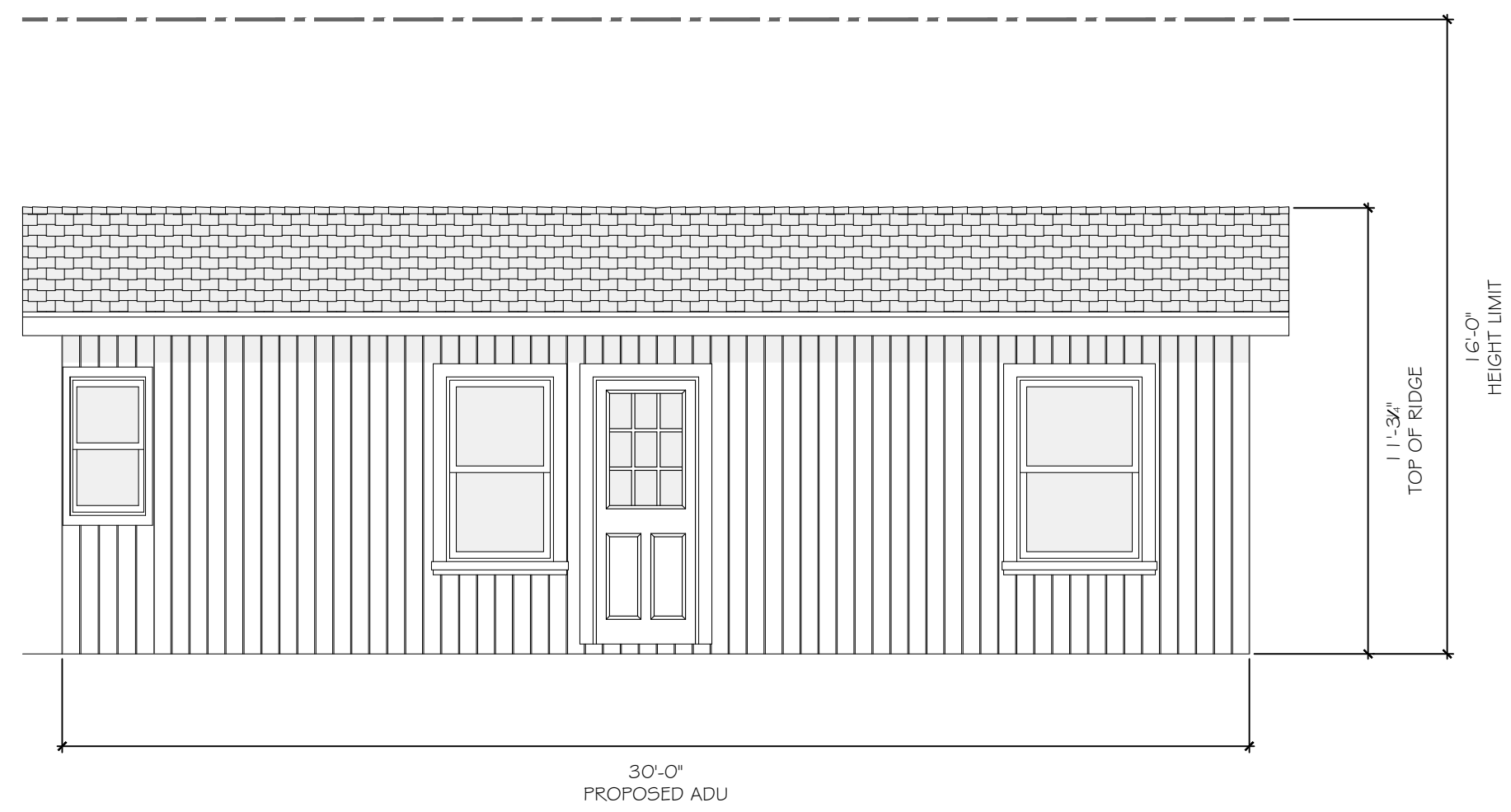
DATE:  
 1/03/2023

A03D



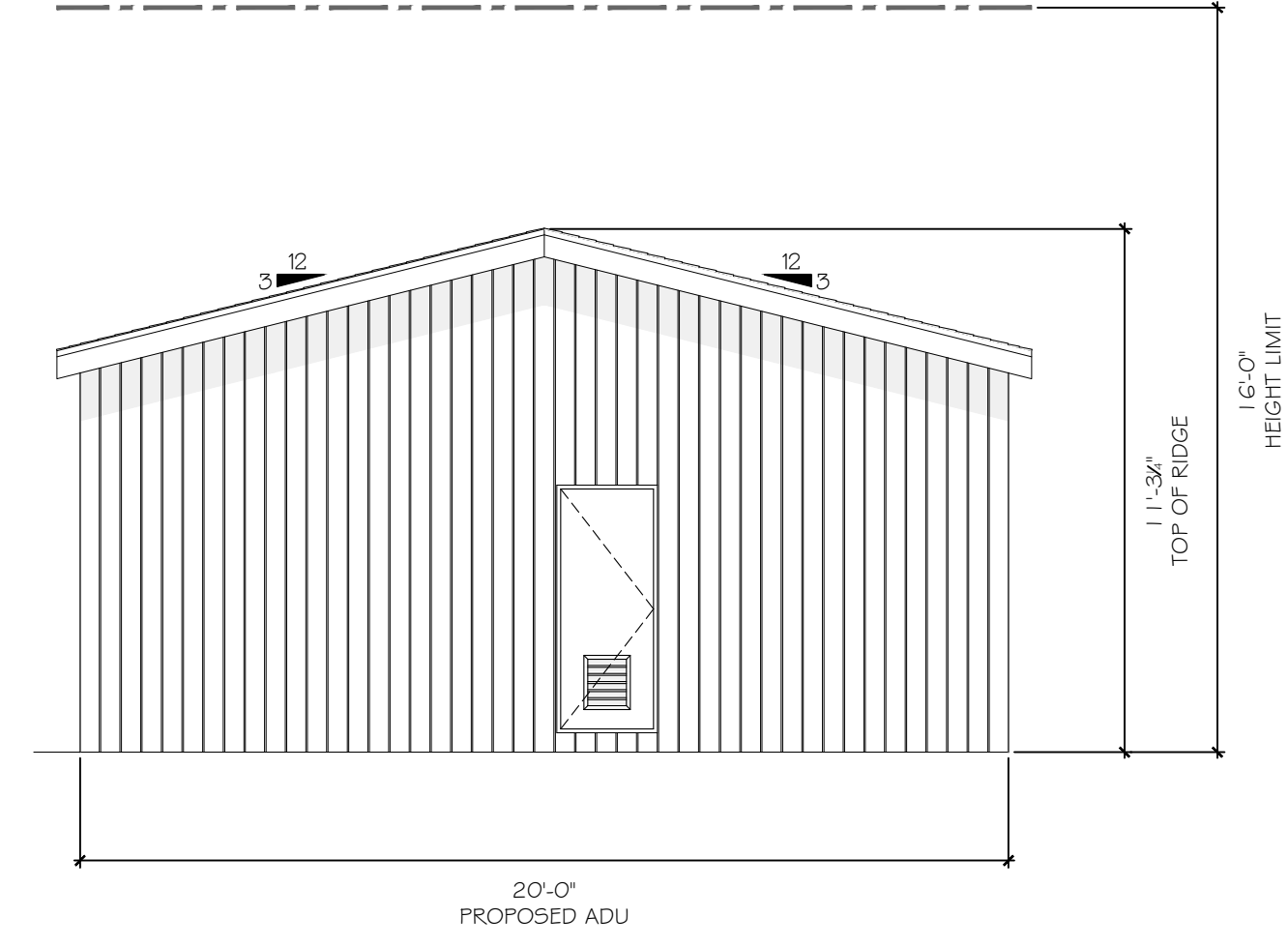
1

WITT ADU - SOUTH ELEVATION  
SCALE:  $\frac{1}{4}''=1'-0''$



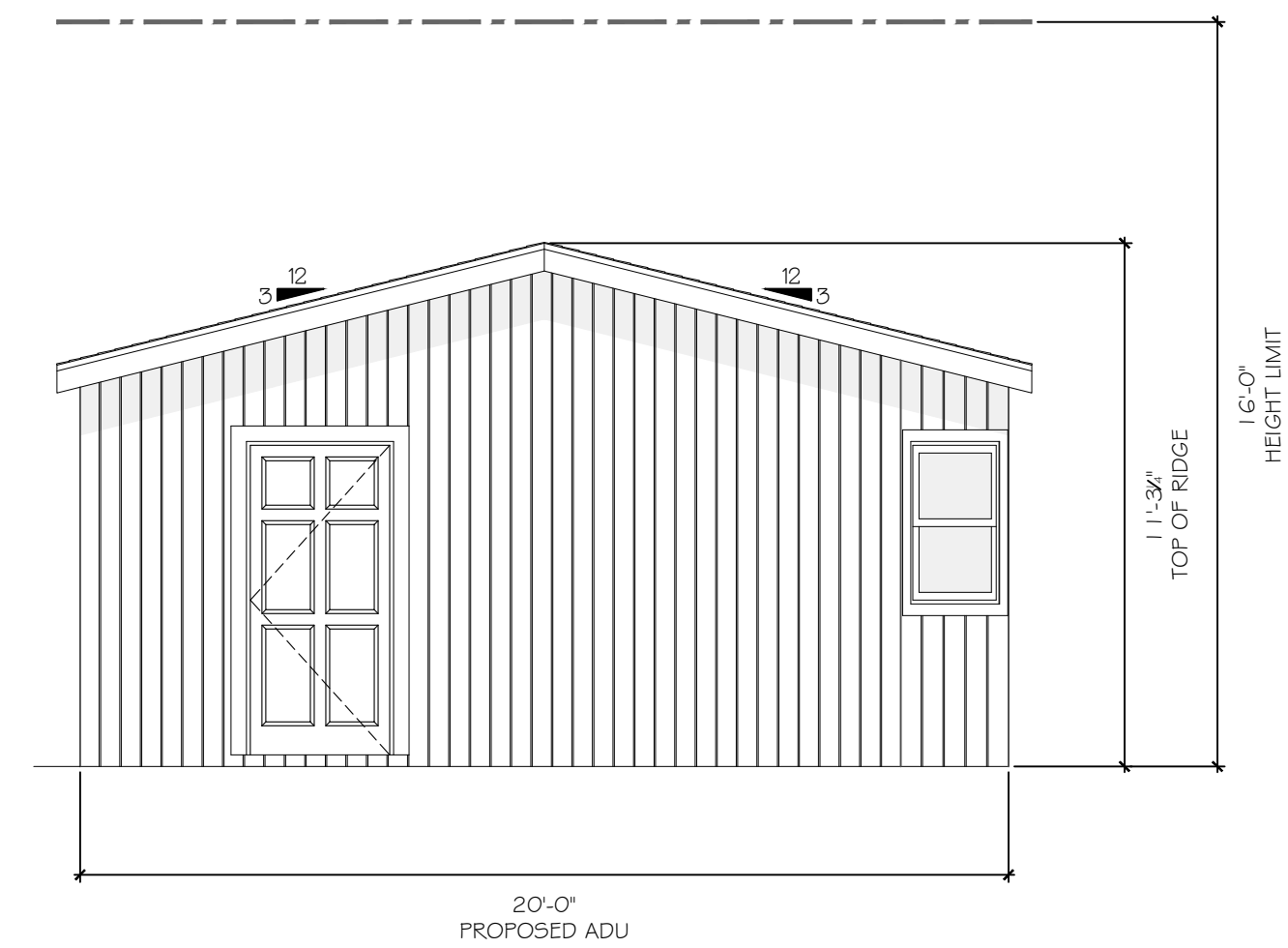
3

WITT ADU - NORTH ELEVATION  
SCALE:  $\frac{1}{4}''=1'-0''$



2

WITT ADU - WEST ELEVATION  
SCALE:  $\frac{1}{4}''=1'-0''$



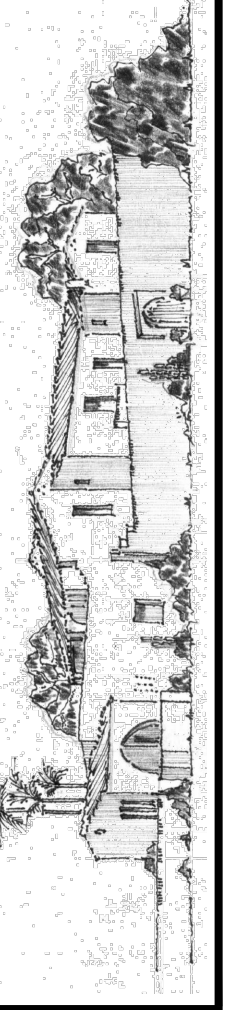
4

WITT ADU - EAST ELEVATION  
SCALE:  $\frac{1}{4}''=1'-0''$

REVISIONS


CAMERON A. CLARK  
DRAFTSMAN  
PH: 925.606.4046  
377 PRINCETON AVENUE  
VENTURA, CA 93005

CAMERON A. CLARK



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DEVIN WITT  
PROPOSED ADU  
569 TICO ROAD  
OJAI, CA 93023

PROPOSED ADU - EXTERIOR ELEVATIONS

DATE:  
1/03/2023

A04

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF MARY H. ROCKWELL ON JUNE 11, 1968. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF. THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

K.S. Heathcote  
K.S. HEATHCOTE RCE 12311

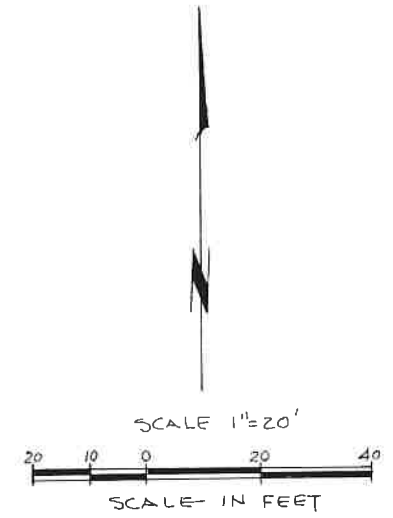
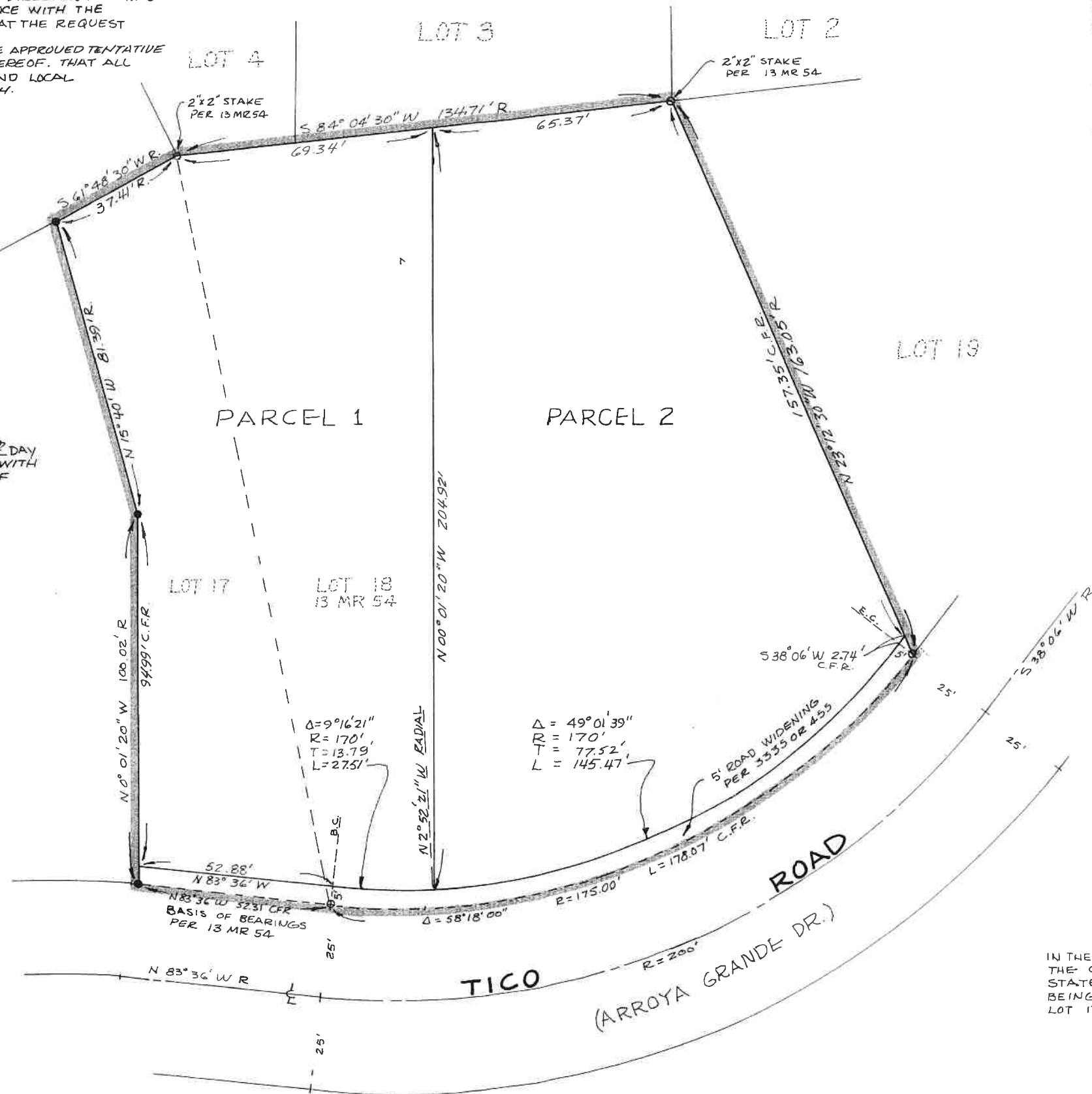


#36950 FILED THIS 19<sup>th</sup> DAY OF July, 1968 AT 4:10 P.M. IN BOOK 4 OF PARCEL MAPS AT PAGE 12 AT THE REQUEST OF K.S. HEATHCOTE.

ROBERT L. HAMM  
COUNTY RECORDER  
By: Lucille Sargent  
DEPUTY COUNTY RECORDER

THIS MAP HAS BEEN EXAMINED THIS 19<sup>th</sup> DAY OF July, 1968 FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 11575 OF THE SUBDIVISION MAP ACT.

A. P. STOKES  
COUNTY SURVEYOR  
Warner P. Tindone  
DEPUTY COUNTY SURVEYOR



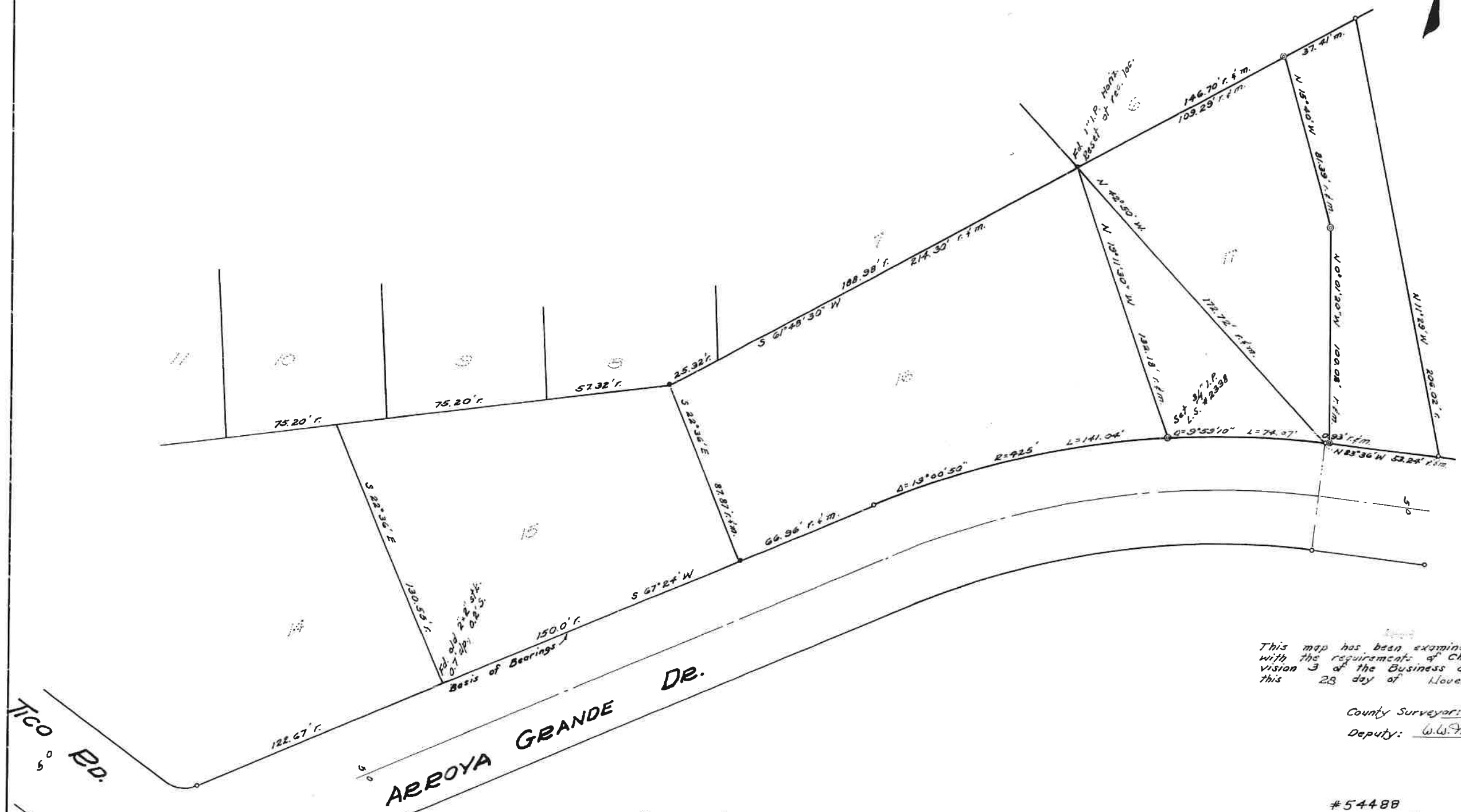
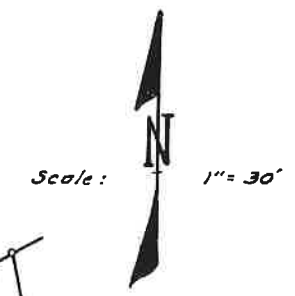
- INDICATES 1" I.P. PER 13 MR 54 UNLESS OTHERWISE NOTED
- INDICATES 3/4" I.P. PER 26 RS 28

**PARCEL MAP**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA STATE OF CALIFORNIA BEING A DIVISION OF A PORTION OF LOT 17 AND LOT 18 BLOCK A LOMITA TRACT 13 MR 53

JUNE 1968

RECORD OF SURVEY  
PART OF LOTS 16 & 17, BLOCK A, LOMITA TRACT  
(13 M.E. 53)



This map has been examined for conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code this 23 day of November 1961

County Surveyor: M.C. Lorenz  
Deputy: W.W. MacMillan

#54488

Filed for record this 13th day of December 1961 at 3:00 p.m. in Book 28 Records of Surveys at page 28 at the request of Arthur M. Bjornstedt

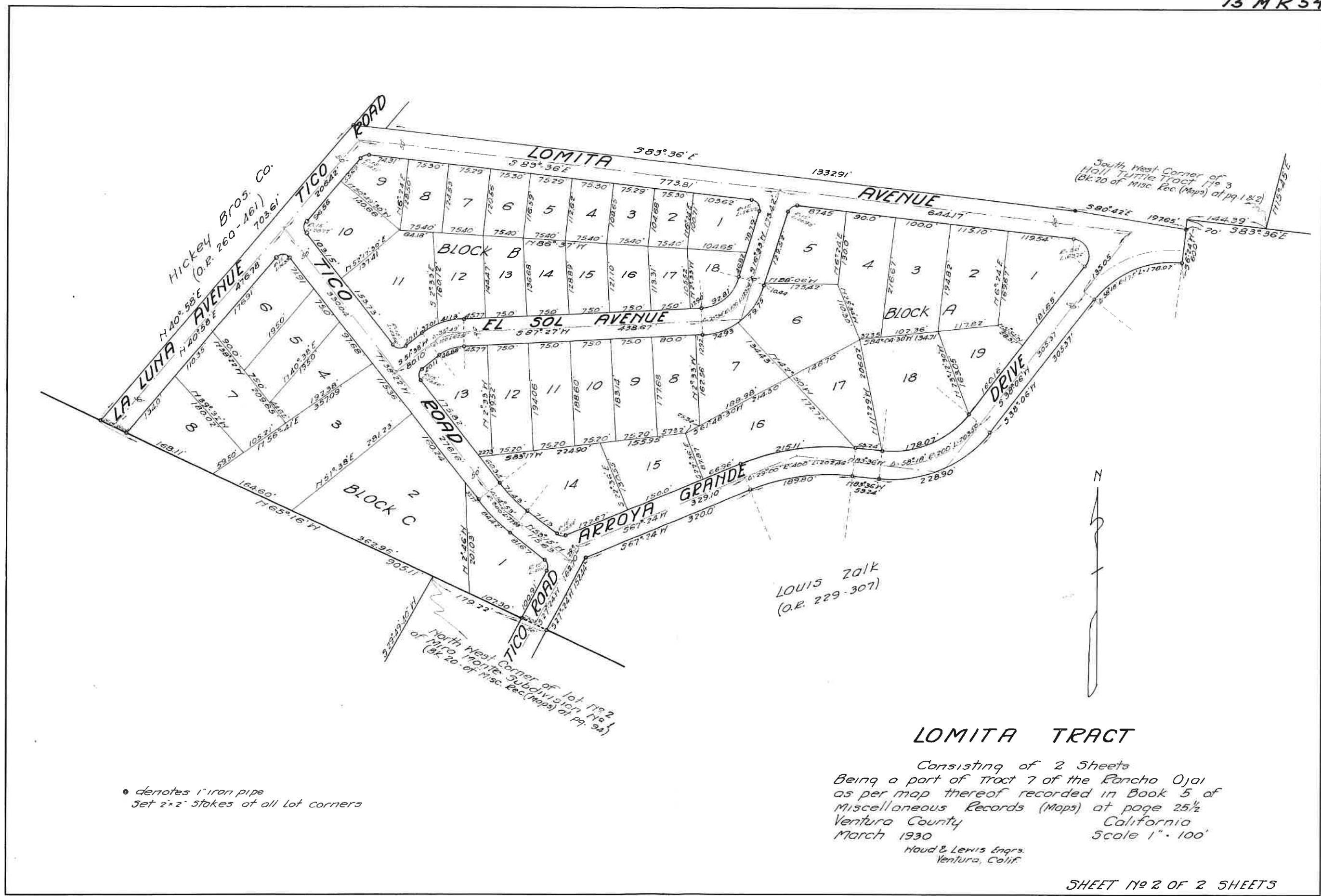
Robert L. Hamma  
County Recorder  
Deputy: William Dove

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code at the request of Mary H. Eockwell in September 1960

J.M. Hammett  
L.S. #2338

Fd. 1" I.P. (13 M.E. 54) at points marked o

Set 3/4" I.P. (Tag L.S. 2338) at points marked o  
Fd. 1" I.P. (L.S. #2666) at points marked o



• denotes 1" iron pipe  
 Set 2x2 stakes at all lot corners

LOUIS ZALK  
 (O.R. 229-307)

**LOMITA TRACT**

Consisting of 2 Sheets  
 Being a part of Tract 7 of the Rancho Ojai  
 as per map thereof recorded in Book 5 of  
 Miscellaneous Records (Maps) at page 25 1/2  
 Ventura County California  
 March 1930  
 Haud & Lewis Engrs.  
 Ventura, Calif.

SHEET No 2 OF 2 SHEETS

We, the undersigned, severally hereby certify and declare that at the date hereof, we are the owners of, or interested in, and that our consent is necessary to pass a clear title to the parcel of real property enclosed within the yellow shaded lines of the map entitled "Lomita Tract" consisting of two (2) sheets, this being sheet No 1 thereof, and we severally consent to the making and recording of such map, and hereby dedicate for public use "El Lugo Avenue", "Tico Road", "El Sol Avenue, Lomita Avenue" and "Arroyo Grande Drive", all as delineated on said map.

QUAI RANCH AND DEVELOPMENT COMPANY, a CORPORATION, owner

By: *W. C. Hickey*  
By: *Bernard S. Hickey, Inc.*

HICKEY BROTHERS COMPANY, a corporation, owner

By: *Floyd G. Hickey, Pres.*  
By: *W. C. Hickey, Secy.*

STATE OF CALIFORNIA }  
COUNTY OF VENTURA }

On this 1st day of March, 1930, before me the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn to, personally appeared *W. C. Hickey* known to me to be the *President* and *Bernard S. Hickey* known to me to be the *Secretary* of *Quai Ranch and Development Company*, the corporation described in the above certificate, and also known to me to be the persons who executed said certificate on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal, the day and year first hereinabove written.

*W. C. Hickey*  
Notary Public in and for the County of Ventura, State of California.

STATE OF CALIFORNIA }  
COUNTY OF VENTURA }

On this 1st day of March, 1930, before me, the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn to, personally appeared *W. C. Hickey* known to me to be the *President* and *W. C. Hickey* known to me to be the *Secretary* of *Hickey Brothers Company*, the corporation described in the above certificate, and also known to me to be the persons who executed said certificate on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal, the day and year first hereinabove written.

*W. C. Hickey*  
Notary Public in and for the County of Ventura, State of California.

I, *R. B. Lewis*, do hereby certify that I am a Civil Engineer, that I have, under instructions from Hickey Brothers Company, subdivided the lands delineated upon this map consisting of two (2) sheets, this being sheet No. 1 thereof into lots, blocks, roads, drives & avenues; and in making the survey of said lands, I have established permanent monuments at the locations plainly indicated upon this map, by which any surveyor or engineer may retrace my work.

WITNESS my hand this 1st day of March, 1930,  
*R. B. Lewis*  
Civil Engineer

I, *L. E. Hallowell*, County Clerk of Ventura County, State of California, and Ex-Officio Clerk of the Board of Supervisors of said County, do hereby certify that Hickey Brothers Company has executed and filed with said Board of Supervisors of said County, a good and sufficient bond that has been approved by said Board in the sum of \$1,000, being the amount fixed by said Board, which bond is conditioned upon the payment of all taxes, which at the date of filing this map, are not due or payable upon the map against the tract of land or any part thereof shown upon the map to which this certificate is attached entitled "Lomita Tract".

IN WITNESS WHEREOF, I have set my hand and affixed the seal of the County Clerk of said Ventura County, this 1st day of May, A.D. 1930.

*L. E. Hallowell*  
Clerk of County of Ventura, State of California and Ex-Officio Clerk of the Board of Supervisors of said County.

I, *Charles W. Pettit*, County Surveyor of the County of Ventura, do hereby certify that there are no special assessments, other than those collected as taxes levied, or assessed against the real property included within the yellow shaded lines of the map entitled "Lomita Tract". This certificate does not include any pending special assessment district, the bonds of which have not yet become a lien upon the land included within said tract.

*Charles W. Pettit*  
County Surveyor.

I, *R. N. Haddon*, County Auditor of the County of Ventura, State of California, do hereby certify that there are no liens for unpaid State or County taxes against the tract of land shown on the map entitled "Lomita Tract", except taxes for the fiscal year 1930-31, which are not yet due and payable.

WITNESS my hand and seal this 1st day of March, 1930.

*R. N. Haddon*  
County Auditor.

I, *Charles W. Pettit*, County Surveyor of the County of Ventura, State of California, do hereby certify that I have examined the map entitled "Lomita Tract", as to the sufficiency of surveys, contents to the making thereof, certificates of dedication, acceptances of dedication, acknowledgments, ~~and computations~~, ~~and such other matters as require checking~~, and I find the same to be correct in all respects and in conformity with the tentative map thereof, as approved by the Board of Supervisors of said County.

WITNESS my hand this 20th day of March, 1930.

*Charles W. Pettit*  
County Surveyor.

This map, entitled "Lomita Tract", consisting of two (2) sheets, being presented to the Board of Supervisors of Ventura County, California, at a regular meeting of said Board, held on the 1st day of May, 1930, is hereby approved by said Board of Public and for public use La Lugo Avenue, Tico Road, El Sol Avenue, Lomita Avenue, Arroyo Grande Drive.

IN WITNESS WHEREOF, said Board of Supervisors has caused this certificate to be signed by its Chairman, and attested by its Clerk, and the official seal of the County Clerk of said County of Ventura to be affixed hereto, this 20th day of May, 1930.

BOARD OF SUPERVISORS OF COUNTY OF VENTURA, STATE OF CALIFORNIA.

By: *George J. Little* Chairman of the Board

*L. E. Hallowell* Clerk of said Board

I, *George J. Little*, County Tax Collector of the County of Ventura, State of California, do hereby certify that the County taxes for fiscal year 1929-30, on that certain tract of land shown on the map entitled "Lomita Tract", have been paid in full.

WITNESS my hand this 27th day of March, 1930.

*George J. Little* County Tax Collector.

RECORDED AT THE OFFICE OF COUNTY CLERK OF VENTURA, 207 W. 1st St., at 40 o'clock, P. M., on 20th day of March, 1930. (Maps), at pages 50 and 51, Ventura County Record.

*L. E. Hallowell*  
By: *M. J. Cagnacci* Deputy

# LOMITA TRACT





Lomita Tract, M.R. Bk.13, Pg.53  
Parcel Map, P.M. Bk.4, Pg.12

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

UNINCORPORATED AREA  
Ventura County Assessor's Map.

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

DRAWN	REVISED	11-13-2000
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
	PREVIOUS Bk.,	Portion Pg.
Compiled By Ventura County Assessor's Office		

VENTURA DIST. 1  
 535 E. MAIN ST.  
 848-8131 93001  
 SIMI VALLEY DIST. 2-4  
 3200 E. COCHRAN ST.  
 622-3012 93065  
 CAMARILLO DIST. 3-5  
 2490 VENTURA BLVD.  
 482-8841 93010  
 OJAI DIST. 7  
 170 N. VENTURA ST.  
 646-5581

# BUILDING PERMIT APPLICATION

## DEPARTMENT of BUILDING and SAFETY

### COUNTY OF VENTURA

LEE R. LEISHMAN  
 DIRECTOR

*J. M. Bradell*  
 APPLICATION PROCESSED BY

FOR APPLICANT TO FILL IN

PROJECT ADDRESS 569 Tico Road		LOCALITY Ojai	
LOT NO. 17	BLOCK Lomita	TRACT Lomita	NEAREST CROSS STREET Lomita
ASSESSOR PARCEL NO. 17-025-20	SEC.	TWNP.	RANGE
OWNER Mr. and Mrs. Andy Delnagro		PHONE 646-7152	
MAIL ADDRESS 920 So. Rice Road, Ojai, Ca.		LOCALITY	
CONTRACTOR Owner		STATE LICENSED	
MAIL ADDRESS Same as above		PHONE	
ARCHITECT, ENGINEER, DESIGNER Gerard Dieges, C.E.		PHONE 9055	
MAIL ADDRESS 336 Sol Pueblo Ave, Ojai		PHONE 646-3018	
LENDER		ADDRESS	

INSPECTION RECORD		
ZONING	DATE	INSPECTOR
FOUNDATION	10/21/76	<i>J. M. Bradell</i>
SLAB		
FIREPLACE		
GROUT 1 4'	11/1/76	<i>J. M. Bradell</i>
GROUT 2 8'	12/21/76	<i>J. M. Bradell</i>
SHEATHING ROOF	3/22/77	<i>J. M. Bradell</i>
FRAMING	6/3/77	<i>J. M. Bradell</i>
ROOF COVERING		
EXT. LATH/SIDING	8/25/77	<i>J. M. Bradell</i>
INT. LATH/Dry Wall		
FINISH GRADING		
HOUSE NUMBER		
FINAL	4-13-77	<i>J. M. Bradell</i>
Notes:	10/6/76 REFERRED TO SENIOR CONCERNING PERMITS PROCEDURE FOR TEMP MOBILE HOME DURING CONSTRUCTION. SHEET ROCK INSTALLED WITHOUT INSULATION INSPECTION 8/24/77	

USE OF BUILDING Residence		DESCRIPTION	
SIZE OF BUILDING 26' X 47' = 1794 @ \$22.00 = \$ 39,468.00		VALUATION	
SIZE OF GARAGE 26' X 25' = 650 @ \$10.00 = \$ 6,500.00		PORCHES, PATIO - FIREPLACE, ETC. None = \$ = \$	
TOTAL VALUATION \$ 45,968.00			
OTHER PERMITS		PLAN CHECK FEE	\$ 176.93
GRADING #		BUILDING PERMIT	\$ 217.00
PLUMBING #		STATE SURCHARGE	\$ 3.22
MECHANICAL #			\$
ELECTRICAL #		TOTAL FEES	\$ 397.15
ZONE CLEARANCE NO. 31895		USE ZONE	R-1
WATER AVAILABILITY LETTER		FIRE ZONE	3
SOIL TEST BY: <i>Heathcote &amp; Assoc</i>		GEOLOGY REPORT BY:	
ENVIRONMENTAL REPORT REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES		PERCOLATION TEST BY: <i>J. M. Bradell</i>	
GROUP I-J	DIVISION	TYPE OF CONST. V	DWELLING UNITS 1
NEW	ADD/ALTER	REPAIR	MOVE
X			DEMOLISH
NOTICE			
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 60 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS ANY TIME AFTER WORK IS COMMENCED.			
<i>J. M. Bradell</i>		FOR MR. & MRS. ANDY DELNAGRO	
<i>Andy Delnagro</i>		SIGNATURE OF OWNER (IF OWNER BUILDER)	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. No person shall be allowed to perform work under this permit in violation of the Labor Code of the State of California. I further state that I am properly licensed as required by Section 7031.5 of the State Business & Professions Code (or Claim Exemption as owner under Section 7044).

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION

PERMIT VALIDATION

27002 AUG 12 '60 176.93A

348876 SEP 30 1

217.00

348976 SEP 30 '90

Page 822

INSPECTOR

TYPIST



### Will-Serve/Proof of Service/Meter Request Form

A "Will-Serve" letter may be issued upon the District's completion of an analysis determining that all conditions of approval are met.

**Required Attachments:**

- 1. Drawing/sketch of project (with dimensions)
  - 2. Tax Assessors parcel map that includes the subject property.
  - 3. Subdivision map covering the location of the project.\*
  - 4. Documentation of existing permitted dwellings on the property.
- \* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.

**Applicant Information:**

Account Number:

Name:

Company:

Mailing Address:

Phone Number:

Email Address:

**Project Information:**

New Meter Requested:  Yes  No

Assessor's Parcel #(s):

Service Address:

City, State, Zip code:

Planning Dept Case #:

# of Existing Dwellings:  Date Dwellings Permitted:

**Type of Construction:**

New Construction  Tenant Improvement  ADU  Other

**Type of Use:**

Single Family Res  Multi-Family Res (# of dwellings \_\_\_\_\_)  Other

Project Dimensions (Sqft):

Continued on Next Page



## Will-Serve/Proof of Service/Meter Request Form



### Detailed Project Description:

*Please allow a minimum of 60 days to evaluate and process Will-Serve letter and new meter requests. The time frame will depend on receipt of satisfactory information from the applicant and schedule of pertinent District Committees and Board of Directors meetings.*

**I acknowledge that MOWD will bill a \$100 Administrative Fee for processing this request.**

**Applicant Signature**

**Date**

1/20/23

## Review of Application for Will Serve Letter

### New Tiny Home ADU for Property with Existing Meter at 138 S. Alvarado.

#### ***Proposal***

The proposed project consists of adding a new Tiny Home ADU. Applicant provided a detailed site plan, showing the location of the proposed structure.

#### ***Screening Step 1: Is the proposed building site on a legal lot? YES***

Applicant provided a copy of a tax assessor parcel map and a subdivision map that indicate a single 0.17-acre parcel. APN: 017-0-141-06

#### ***Screening Step 2. Will the current allocation support an ADU? YES***

Allocation Details:

- Allocation Case Identifier: AA-0308
- Allocation Category: 5/8" RES meter, 1 Parcel
- Parcel Size: 0.17 acre
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 103 HCF/yr
- Fixed Base Allocation Needed to Support ADU: 60 HCF/yr
- Deduction from Variable Allocation needed to Support ADU through drought stages: 70 HCF/yr

If the ADU are provided the customary fixed dwelling allocations, the new allocation for this property would be as follows:

- New Base Fixed Allocation: **180 HCF/yr**
- New Base Variable Allocation: **33 HCF/yr**

#### ***Recommendation***

If a will serve letter is to be supplied, but must clearly state:

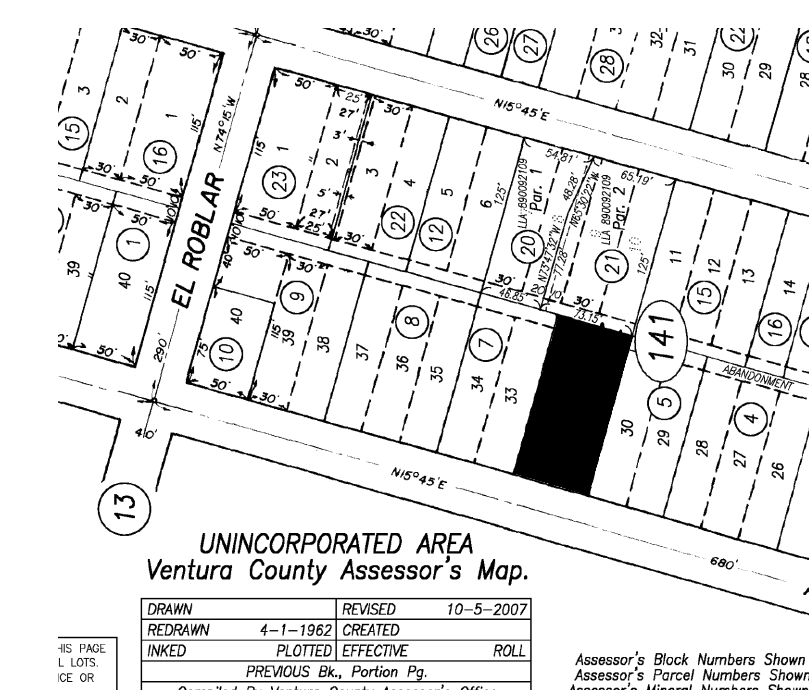
- Letter applies only to the proposed ADU as described in the applicant-provided preliminary site plan with the file date 1-20-2023
- There will be no increase in the total (fixed plus variable) water allocation assigned to the meter Will Serve Letter will expire after 1 year.

**PROJECT SCOPE**

CONVERSION OF (E) WORKSHOP INTO A  
404 SF ACCESSORY DWELLING UNIT (ADU).

**PROJECT INFORMATION**

SITE / ADDRESS:	138 S. ALVARADO AVE., OJAI, CA 93023
OWNER/ADDRESS:	JENNIFER MOSES & CHRIS KIRKEGAARD 138 S. ALVARADO AVE., OJAI, CA 93023
APN:	017014106
LOT SIZE:	.17 ACRE
ZONE:	R1-10,000
OCCUPANCY:	R-3
CONST TYPE:	TYPE V-B
NO. STORIES:	1
FIRE SEVERITY AREA:	NO
FIRE SPRINKLERS:	NO
(E) AREAS	SF
(E) RESIDENCE:	952
(E) CARPORT:	300
(E) WORKSHOP 1:	186
(E) STORAGE SHED:	80
(E) WORKSHOP 2: (TO BE CONVERTED TO ADU)	404
(N) ADU:	404



**VICINITY MAP**

**SHEET INDEX**

T-0	COVER SHEET, SITE PLAN, PROJECT INFO VICINITY MAP
A-1	FLOOR PLAN & ELEVATIONS

**BEST MANAGEMENT PRACTICES**

ALL OF THE FOLLOWING MUST BE FOLLOWED

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, ARE DRAINS, NATURAL DRAINAGE COURSES OR WIND.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPE WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

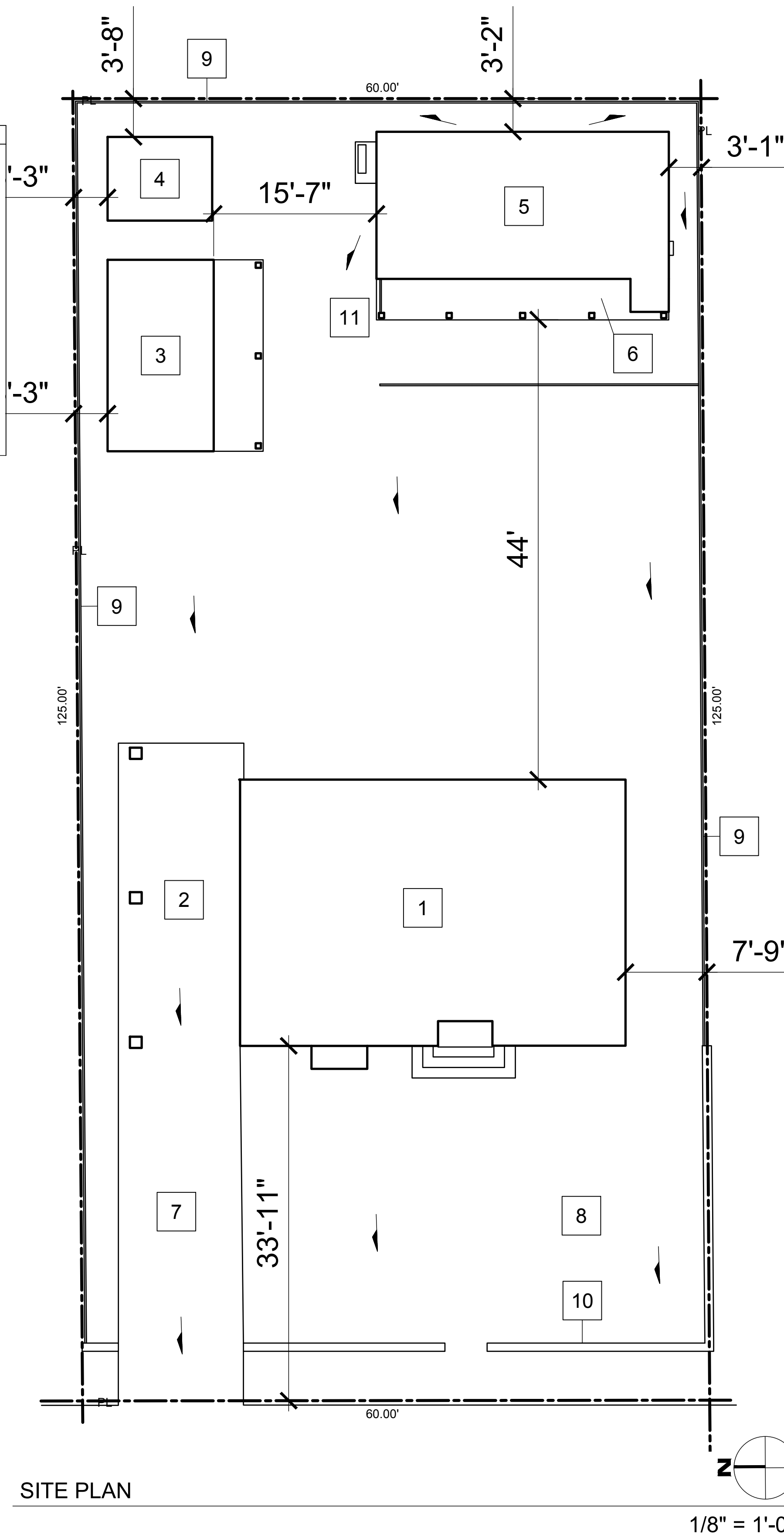
**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

2020 VENTURA COUNTY BUILDING CODE / ORDINANCES  
2020 CALIFORNIA GREEN BLDG STAND CODE  
2020 CALIFORNIA BUILDING CODE  
2020 CALIFORNIA RESIDENTIAL CODE  
2020 CALIFORNIA ELECTRICAL CODE  
2020 CALIFORNIA MECHANICAL CODE  
2020 CALIFORNIA PLUMBING CODE  
2020 CALIFORNIA ENERGY CODE  
2020 CALIFORNIA FIRE CODE  
2020 CALIFORNIA TITLE 24

**KEYED NOTES**

- 1 (E) RESIDENCE
- 2 (E) CARPORT
- 3 (E) WORKSHOP 1
- 4 (E) STORAGE SHED
- 5 (E) WORKSHOP 2 - CONVERSION TO ADU
- 6 (E) COVERED PORCH
- 7 (E) DRIVEWAY
- 8 FRONT YARD
- 9 (E) WOOD FENCE
- 10 (E) LOW WALL
- 11 MIN 6" FALL FOR FIRST 10 FEET AWAY FROM THE STRUCTURE



**SITE PLAN**

**COVER SHEET  
PROJ INFO  
SITE PLAN  
VIC MAP**

**138  
S. ALVARADO  
AVENUE**

**OJAI,  
CALIFORNIA**

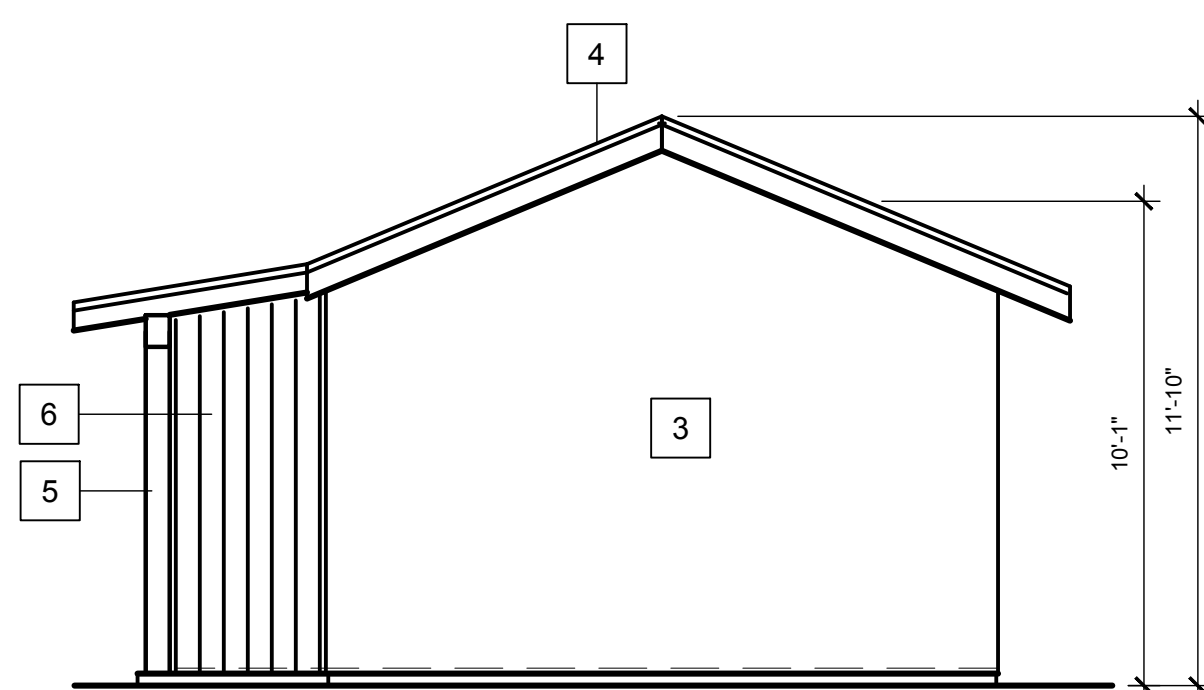
Ray Ames - Designer

2309 Aztec Ave  
Ventura, CA 93001  
(805) 407-9327  
fthillray@yahoo.com  
foothilldesigngroup.com  
houzz.com/pro/fthillray

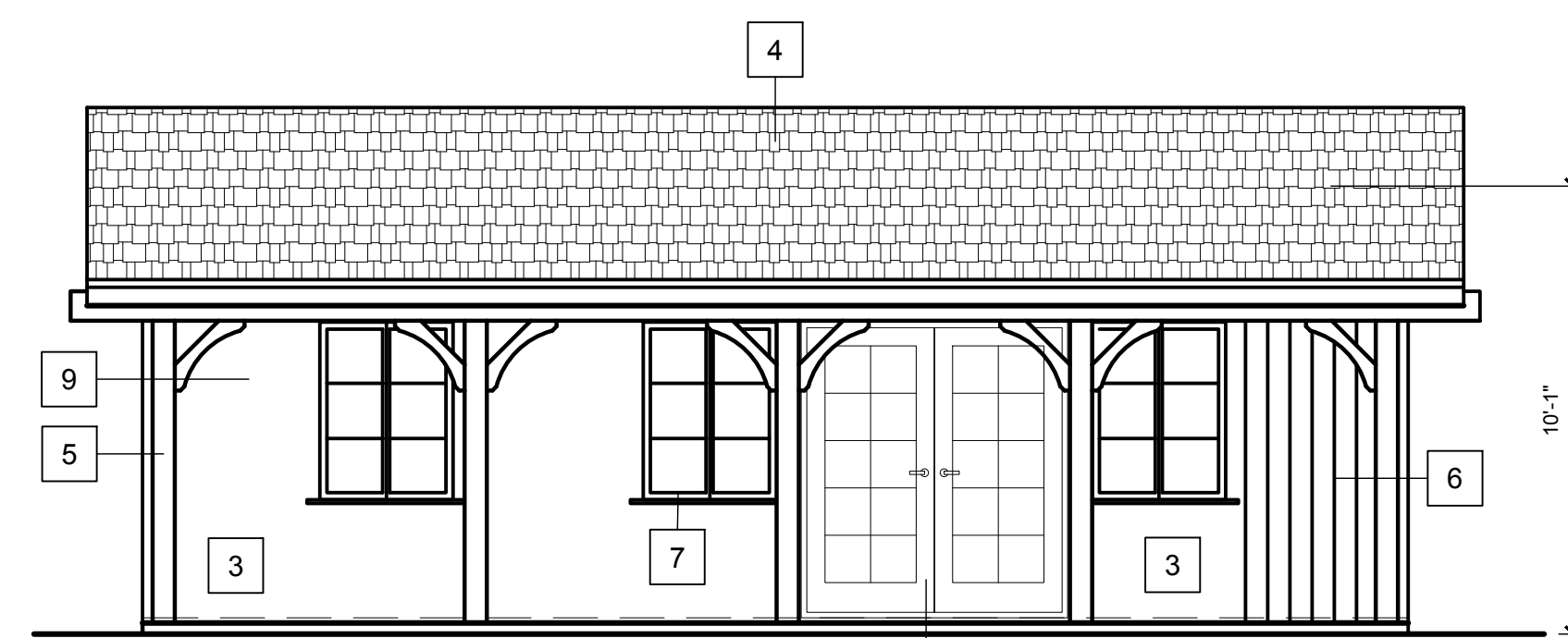
1.19.23

T-0

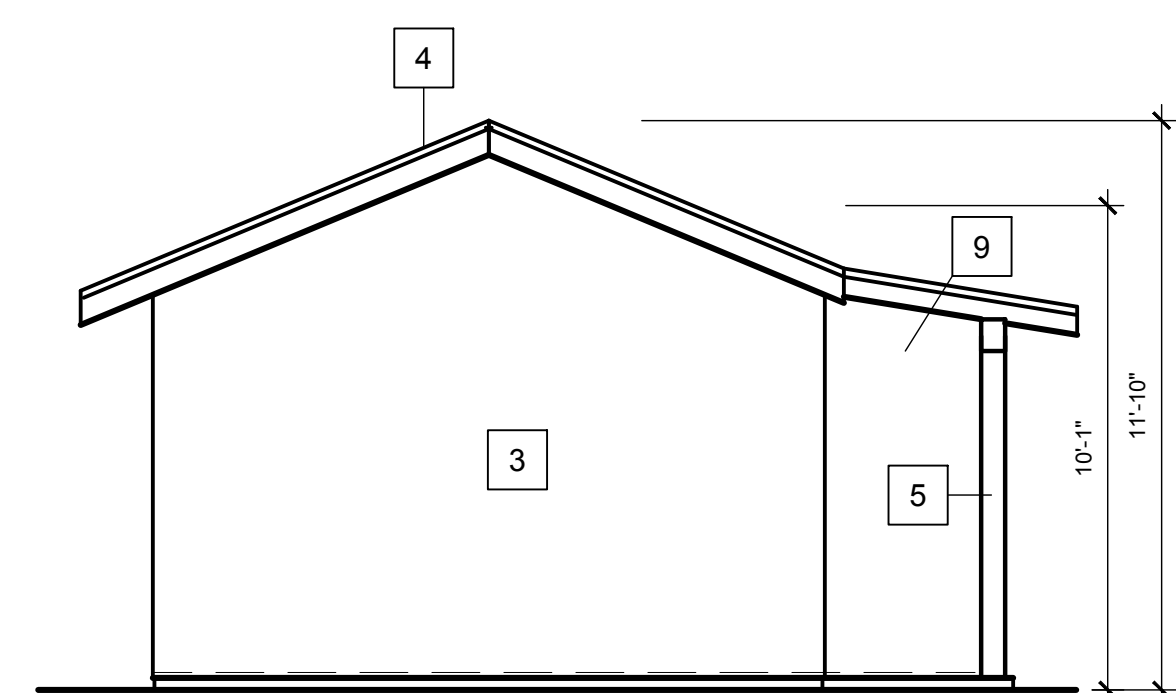
FLOOR PLAN  
&  
ELEVATIONS



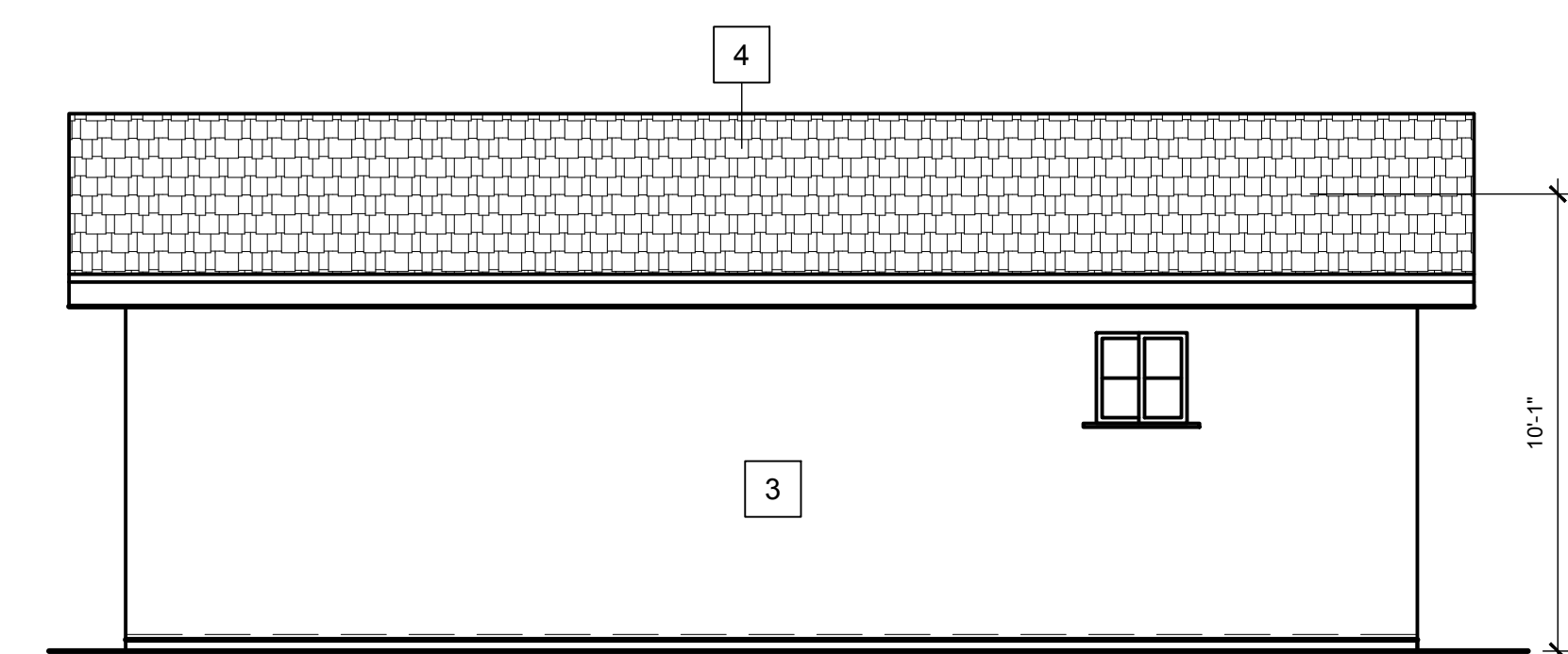
SOUTH / RIGHT ELEVATION  
1/8" = 1'-0"



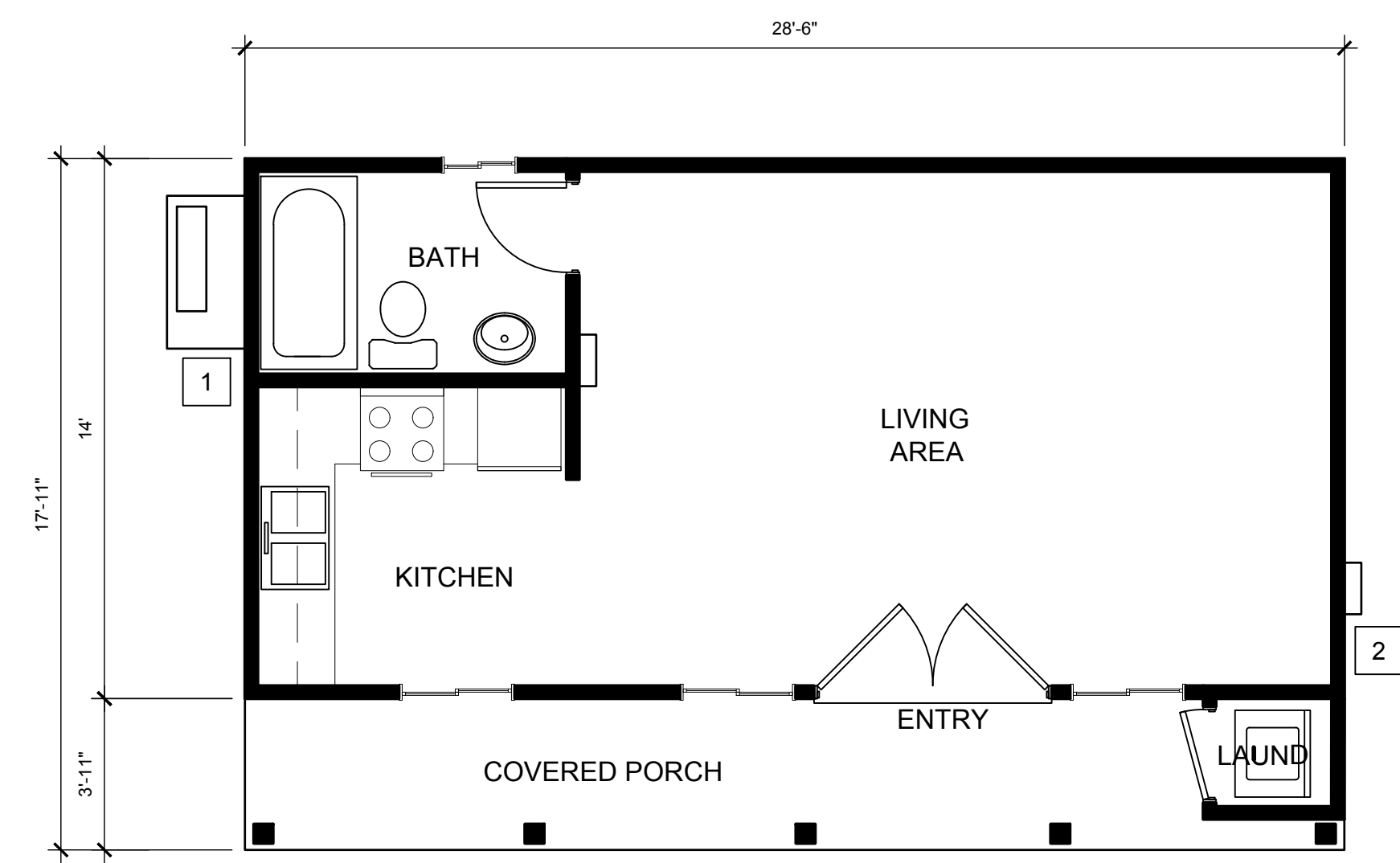
WEST / FRONT ELEVATION  
1/8" = 1'-0"



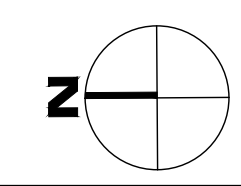
NORTH / LEFT ELEVATION  
1/8" = 1'-0"



EAST / REAR ELEVATION  
1/8" = 1'-0"



ADU FLOOR PLAN  
1/8" = 1'-0"



138  
S. ALVARADO  
AVENUE

OJAI,  
CALIFORNIA

Ray Ames - Designer  
  
2309 Aztec Ave  
Ventura, CA 93001  
(805) 407-9327  
fthillray@yahoo.com  
foothilldesigngroup.com  
houzz.com/pro/fthillray

1.19.23

A-1

3

BUILDING INSPECTION DEPARTMENT

County of Ventura

BUILDING PERMIT

No. 7241

Date 6-9-52

Ability of writing, typing or printing UNSATISFACTORY portions of the document when received

Permit No. 710

Address of Job 138 S. Chicago  
Locality Meiners Oaks Lot 31-32 Block Tract Meiners Oaks

Contractor H. C. Barnes  
Owner H. C. Barnes

is hereby permitted

TO { Erect } { }  
      { Alter } { }  
      { Repair } { }  
      { Move } { }  
      { Demolish } { }  
Valuation \$ 600.00

TYPE GROUPS DIVISIONS  
I. Fire Resistive A. F. 1.  
II. Heavy Timber B. G. 2.  
III. Ordinary Masonry C. H. 3.  
IV. Metal Frame D. I. 4.  
V. Wood Frame E. J. 5.

Fee \$ 3.00  
Paid \_\_\_\_\_  
Cash \_\_\_\_\_  
Chk. \_\_\_\_\_  
M. O. \_\_\_\_\_

The Building Code requires you to construct your structure at least the following distances from \_\_\_\_\_ ft.  
The County Zoning Ordinance or the County Subdivision Ordinance or your Deed Restrictions may require additional setbacks. Rear Lot Line 3' ft.  
Front Lot Line \_\_\_\_\_ ft.

RAY SHULTZ, Building Inspector

READ CONDITIONS ON BACK OF THIS PERMIT

By R. Shultz



Permit No. 7241 Date June 9 1952

Locality Meiners Oaks

INSPECTOR'S RECORD

Permittee H C Barnes

Address 138 S Alvarado St Lot 31-32

Contractor Owner

Job Frame garage \$600

No INSPECTIONS

Setback \_\_\_\_\_ Bond Beam \_\_\_\_\_

Excavation \_\_\_\_\_ Fireplace \_\_\_\_\_

Forms \_\_\_\_\_ Ext. Netting \_\_\_\_\_

Piers \_\_\_\_\_ Int. Lathing \_\_\_\_\_

Foundation 6-20R Int. Plaster \_\_\_\_\_

Ext. Walls \_\_\_\_\_ Ext. Plaster \_\_\_\_\_

Int. Walls \_\_\_\_\_ Siding \_\_\_\_\_

Joist 7-22R Roofing \_\_\_\_\_

Rafters \_\_\_\_\_ Garage Sep. \_\_\_\_\_

Kit. Vent. \_\_\_\_\_ Final 11-10-52 Good

Heating \_\_\_\_\_

CORRECTIONS

ERA MEMO:  
Legibility of writing, typing or  
printing UNSATISFACTORY  
in portions of the document  
when received.

**COUNTY OF VENTURA  
APPLICATION & PERMIT**

RESOURCE MANAGEMENT AGENCY - DIVISION OF BUILDING AND SAFETY

ZONING PERMIT NUMBER  
**78716**

<b>1 SITE INFORMATION</b>				<b>3 BUILDING</b>			
PROJECT ADDRESS <i>138 de Alvarado Ave</i>		LOCALITY <i>M.O.</i>		USE OF BUILDING <i>Det Garage - Rest</i>		DI	
ASSESSOR PARCEL NUMBER <i>017-0-141-060</i>	LOT NO.	TRACT	NEAREST CROSS STREET <i>El Roblar</i>	GROUP	DIVISION	TYPE OF CONSTRUCTION <i>Garage</i>	
OWNER <i>Anthony Teixeira</i>		PHONE <i>416-6872</i>		NEW	ADD/ALTER	REPAIR	MOVE
MAIL ADDRESS <i>Box 402 W. Aliso, CA</i>		LOCALITY <i>93023</i>		SIZE OF BUILDING ' X ' = SQ. FT. @ \$			
CONTRACTOR <i>anon</i>		STATE LICENSE NO.		SIZE OF GARAGE <i>10' X 22 = 220</i> SQ. FT. @ \$			
MAIL ADDRESS		PHONE		PORCHES, PATIO, FIREPLACE, ETC. ' X ' = SQ. FT. @ \$			
ARCHITECT ENGINEER DESIGNER		STATE LICENSE NO.		TOTAL VALUATION			
MAIL ADDRESS		PHONE		HFH		Fire Protection District Conditions	
Domestic Water Source: Private Well _____ Public _____ (COMPANY NAME)				NOTES: <i>* Restore garage back use by opening garage Access up &amp; relative</i>			
Method of Sewage Disposal: Private _____ Public _____ (DISTRICT)							

**2 LEGAL DECLARATIONS**

**LICENSED CONTRACTOR DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Number \_\_\_\_\_ License Class \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason \_\_\_\_\_

Owner *Anthony Teixeira* Date *9/25/98*

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Company \_\_\_\_\_ Policy No. \_\_\_\_\_

Certified copy is hereby furnished.

Certified copy is filed with the Ventura County Division of Building and Safety or the Ventura County \_\_\_\_\_ department.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

*(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)*

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Applicant *Anthony Teixeira* Date *9/25/98*

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_

Address \_\_\_\_\_

<b>4 PLUMBING</b>			
WATER CLOSET	LAVATORY	BATH/SHOWER	GARI DISP
SINKS	DISHWASHER	CLOTHES WASHER	FLOOR
LAUNDRY TUB	WTR. HEATER	TOTAL FIXTURES	COST
Gas Piping Outlets		@ \$	
Private Sewage Disposal System		@ \$	
Building Sewer		@ \$	
Water System		@ \$	
PLMBG. PLAN REVIEW FEE \$		PLMBG. PERMIT FEE	

<b>5 MECHANICAL</b>			
Heated Area		@ \$	
Heating/Cooling Appliance		@ \$	
Flue		@ \$	
Ducts		@ \$	
Fan/Air Handling Equipment		@ \$	
MECH. PLAN REVIEW FEE \$		MECH. PERMIT FEE	

<b>6 ELECTRICAL</b>			
SERVICE	NO.	VOLTS	/
Page 90 of 100			
USE/OCCUPANCY	SQ. FT.	CO.	SI

# INSPECTION RECORD

BUILDING	DATE	INSPECTOR	CORRECTIONS
ZONING			
FOUNDATION: UFER-GROUND			
SLAB			
BOND BEAMS			
BOND BEAMS			
BOND BEAMS			
TILT UP PANELS			
TILT UP PANELS			
FIRE DISTRICT			
FLOOR FRAMING			
ROOF SHEATHING			
PRE-WRAP			
FRAME			
INSULATION			
EXTERIOR LATH/SIDING			
INTERIOR LATH/DRYWALL			
PLUMBING	DATE	INSPECTOR	
UNDERGROUND SOIL			
UNDERGROUND WATER			
ROUGH/TOP OUT			
GAS TEST			
SEWER/SEWAGE SYSTEM			
MECHANICAL	DATE	INSPECTOR	
ROUGH			
ELECTRICAL	DATE	INSPECTOR	
TEMPORARY POWER			
ROUGH			

50	21	115.0
30	22	115.0
30	23	115.0
30	24	115.0
30	25	115.0
30	26	115.0
30	27	115.0
30	28	115.0
30	29	115.0
30	30	115.0
30	31	115.0
30	32	115.0
30	33	115.0
30	34	115.0
30	35	115.0
30	36	115.0
30	37	115.0
30	38	115.0
30	39	115.0
30	40	115.0
30	41	115.0

Ave. 680.00 N15°45'E

50	21	115.0
30	22	115.0
30	23	115.0
30	24	115.0
30	25	115.0
30	26	115.0
30	27	115.0
30	28	115.0
30	29	115.0
30	30	115.0
30	31	115.0
30	32	115.0
30	33	115.0
30	34	115.0
30	35	115.0
30	36	115.0
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30	39	115.0
30	40	115.0
30	41	115.0

Ave. 680.00

50	21	115.0
30	22	115.0
30	23	115.0
30	24	115.0
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30	29	115.0
30	30	115.0
30	31	115.0
30	32	115.0
30	33	115.0
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30	37	115.0
30	38	115.0
30	39	115.0
30	40	115.0
30	41	115.0

Ave. 680.00 N15°45'E

50	21	115.0
30	22	115.0
30	23	115.0
30	24	115.0
30	25	115.0
30	26	115.0
30	27	115.0
30	28	115.0
30	29	115.0
30	30	115.0
30	31	115.0
30	32	115.0
30	33	115.0
30	34	115.0
30	35	115.0
30	36	115.0
30	37	115.0
30	38	115.0
30	39	115.0
30	40	115.0
30	41	115.0

574°15'22" E

Fernando

Drive

Handwritten labels for lots: 27 EE, 28 FF, 29 AA, 30 CC, 31 TT, 32 DD, 33 KK, 34 LL, 35 MM, 36 NN, 37 ZZ, 38 PP, 39 QQ, 40 RR, 41 SS, 42 TT, 43 UU, 44 VV, 45 WW, 46 XX, 47 YY, 48 ZZ, 49 AA, 50 BB, 51 CC, 52 DD, 53 EE, 54 FF, 55 GG, 56 HH, 57 II, 58 JJ, 59 KK, 60 LL, 61 MM, 62 NN, 63 OO, 64 PP, 65 QQ, 66 RR, 67 SS, 68 TT, 69 UU, 70 VV, 71 WW, 72 XX, 73 YY, 74 ZZ, 75 AA, 76 BB, 77 CC, 78 DD, 79 EE, 80 FF, 81 GG, 82 HH, 83 II, 84 JJ, 85 KK, 86 LL, 87 MM, 88 NN, 89 OO, 90 PP, 91 QQ, 92 RR, 93 SS, 94 TT, 95 UU, 96 VV, 97 WW, 98 XX, 99 YY, 100 ZZ.

INDEXED

COMPLETED

VERIFIED-5

RECORDED IN OFFICIAL RECORDS  
OF VENTURA COUNTY, CALIFORNIA5 MIN. 3 P.M. APR 2 1985  
PAST

RICHARD D. DEAN, COUNTY RECORDER

RECORDING REQUESTED BY  
RESOURCE MANAGEMENT AGENCY  
PLANNING DIVISION800 South Victoria Avenue  
Ventura, CA 93009

FREE-6 C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# NOTICE OF MERGER

(NOM-84292)

Record owners of lots affected by this notice:

- |      |                                 |     |                                |
|------|---------------------------------|-----|--------------------------------|
| 1.   | Boehme, Arnor C. & Margarite L. | 26. | Helm, Douglas R. & Holly L.    |
| 2.   | Gossett, Leon E. & Jessie E.    | 27. | Young, Leonor                  |
| 3.   | INTENTIONALLY LEFT BLANK        | 28. | Eisman, Paul W.                |
| 4.   | Evans, William J. & Rebecca S.  | 29. | INTENTIONALLY LEFT BLANK       |
| 5.   | Gaynor, Charles                 | 30. | Mushaney, Susan                |
|      | Gaynor, Nad                     |     | Mushaney, Robert M.            |
| 6.   | INTENTIONALLY LEFT BLANK        | 31. | McCabe, Mary Ann               |
| 7.   | Henry, James W.                 | 32. | Kelly, Jack T. & La Vonne      |
| 8.   | Wilson, William B.              | 33. | Wilson; Evelyn                 |
| 9.   | White, Floyd B. & Dorothea      | 34. | Hernandez, Norah Fahy          |
| 10.  | Spellman Family Trust           | 35. | Zorskie, Joseph W.             |
| 11.  | Titus, Edsel & Patricia         |     | Smith, Carol B.                |
| 12.  | Barreto, John & Maloy           | 36. | Fancher, Gregory E.            |
| 13A. | Sockwell, Aaron E.              | 37. | INTENTIONALLY LEFT BLANK       |
| 13.  | Cross, Alan C. & Betty A.       | 38. | Wold, Jack L. Sr. & Beverly A. |
| 14.  | Verkuil, John W.                | 39. | Parks, Harvey R. & Ione        |
| 15.  | Wells, David E. & Mary L.       | 40. | Bee, Frank J. & Elaine         |
| 16.  | Hibberd, Bruce L. & Virginia L. |     | Gilbert, Dorothy E.            |
| 17.  | Tucker, Alice M.                | 41. | Ledesma, Martin & Laura R.     |
| 18.  | Elias, Maurice W.               | 42. | Monahan, Kay A.                |
| 19.  | Pagano, Frank S. & Betty A.     | 43. | INTENTIONALLY LEFT BLANK       |
| 20.  | Rockenbaugh, Caroline B.        | 44. | Dye, Wilford W. & Doreen M.    |
| 21.  | Dowd, Timothy                   | 45. | Spineto, Eugene D. & Helene L. |
|      | Dowd, Eugene G.                 |     | Porter, Robert R. & Diane S.   |
| 22.  | Tulleys, Talova M. Dec.         | 46. | Arnold, Nina                   |
|      | Attn: Omholt, Barbara           | 47. | Fladwed, Joseph M.             |
| 23.  | INTENTIONALLY LEFT BLANK        | 48. | Robertson, John H. & Mildred   |
| 24.  | Hansen, Ralph & Sandra          | 49. | Maloney, Charlotte M. et al.   |
| 25.  | Fogliadini, Douglas A.          | 50. | Foley, Alice V.                |

NOTICE IS HEREBY GIVEN to all persons pursuant to Government Code section 66451.19(a) thru (c) that on or before June 30, 1984, certain of the lots depicted upon the tract map described in Attachment No. 1 hereto ceased to exist as individual parcels and merged into new units of land for the purposes of the Subdivision Map Act and Ventura County ordinances enacted pursuant thereto. When two or more lots merge, they become a single parcel or unit of land and cannot thereafter lawfully be developed, sold, leased or financed separately from each other. Merger occurred pursuant to Government Code Section 66424.2 and Ventura County Ordinance Code Section 8162-7 and 8284 then in effect.



# NOTICE OF MERGER NOM-84292 CONTINUATION

Each of the certain lots affected by such merger is specified in Attachment No. 1 attached hereto beneath the description of the tract map upon which such lot is depicted.

Attachment 2 hereto depicts the manner in which such lots have merged. The letter assigned by this Notice to each of the new units of land created by the merger is listed in the first Column of Attachment 2 hereto. The lot numbers of the various lots which have merged into each of such new units, and the tract map or maps upon which such lots are depicted, are listed in the second column of Attachment 2 to the right of the new unit into which such lots have merged. The third column of Attachment 2 identifies the record owner(s) as numbered above.

The various deeds by which title was acquired to such lots by the above named owners are listed on Attachment 3 hereto. The owners of such lots are listed in the first column. The book and page of the Official Records of Ventura County in which each such deed is recorded are listed in the second column of Attachment No. 3. The date on which each such deed was recorded is listed in the third column of Attachment 3 immediately to the right of the corresponding book and page reference.

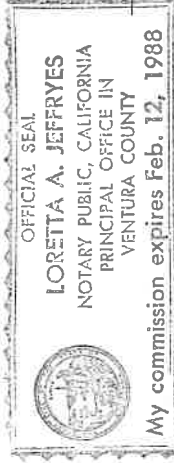
### ADVISORY AGENCY

Dated: 4-2-85

By: Jeff Walker  
Jeff Walker, Senior Planner  
Planning Division  
Resource Management Agency

State of California) ss.  
County of Ventura )

On this 2<sup>nd</sup> day of April in the year 1985, before me, Notary Public for said State personally appeared Jeff Walker, personally known to me to be a deputy of the Advisory Agency, and known to me to be the person who executed this instrument as Senior Planner, Planning Division of the Resource Management Agency, County of Ventura and acknowledged to me that the County of Ventura executed it.



Loretta A. Jeffryes  
Notary Public

LW:NL:j/NOM1A/B88

ATTACHMENT 1

LIST OF LOTS AFFECTED BY MERGER AND OF TRACT  
MAPS UPON WHICH SUCH LOTS ARE DEPICTED

Meiners Ojai Oaks Sub 1 Tract recorded October 25, 1924, in Book 14, Page 7, et seq., of Miscellaneous Records (Maps), Records of Ventura County, State of California, (called "14MR7" on Attachment No. 2 hereto).

- Lot Nos. 4 thru 19; 24 through 27; 29, 30, 32 through 38 of Block C
- Lot Nos. 3/18; 24 thru 36 of Block D
- Lot Nos. 3/13; 15 through 19; 22 through 25; 29 through 32; 35 through 37 of Block I.
- Lot Nos. 7, 8, 10 through 19; 22 through 34 of Block J

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ATTACHMENT 2

MANNER IN WHICH LOTS HAVE MERGED

COLUMN 1	COLUMN 2	COLUMN 3
NEW UNIT INTO WHICH LOTS MERGED (as alpha-betized for reference purpose in this Notice)	LOTS WHICH HAVE MERGED INTO NEW LOTS	OWNER AS NUMBERED IN NOTICE
TRACT MAP	LOT NOS.	
<u>ALL IN 14MR7</u> <u>ALL IN BLOCK I</u>		
A	22, 23	1
B	24, 25	2
C	INTENTIONALLY LEFT BLANK	3
D	29, 30	4
E	31, 32	5
F	INTENTIONALLY LEFT BLANK	6
G	35 through 37	7
H	3, 4	8
I	5, 6	8
J	11 through 13	9
K	15 through 17	10
L	18, 19	11
M	7 and the Northerly 20 feet of Lot 8	12
N	The Southerly 10 feet of Lot 8; 9 & 10	13A
<u>ALL IN BLOCK J</u>		
O	22, 23	13
P	7, 8	14
Q	10 through 12	15
R	thru 13/15	16
S	16, 17	17
T	18, 19	18
U	26, 27, 28 except the Southerly 15 feet of Lot 26.	19
V	29, 30	20
W	24, 25 and the southerly 15 feet of Lot 26	21
X	31, 32	22
Y	33, 34	22



ALL IN BLOCK D

Z	INTENTIONALLY LEFT BLANK	23
AA	35, 36	24
BB	33, 34	25
CC	28 through 30	26
DD	31, 32	26
EE	26, 27	27
FF	24, 25	28
GG	INTENTIONALLY LEFT BLANK	29
HH	13 through 15	30
II	11, 12	31
JJ	9, 10	32
KK	7, 8	33
LL	5, 6	34
MM	3, 4	35
NN	thru 16/18	36
OO	INTENTIONALLY LEFT BLANK	37

ALL IN BLOCK C

PP	37, 38	38
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QQ	That portion of Lot 35 as described in Deed recorded July 3, 1973 in Book 4134, Page 966 of Official Records of Ventura County and Lot 36.	39
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RR	<sup>32</sup> 31, 33 and that portion of Lot 34 as described in Deed Recorded October 23, 1980 in Book 5759, Page 25 of Official Records of Ventura County	40
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SS	29, 30	41
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TT	26, 27	42
----	--------	----

UU	INTENTIONALLY LEFT BLANK	43
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VV	24, 25	44
----	--------	----

WW	18, 19	45
----	--------	----

XX	14, 15	46
----	--------	----

YY	12, 13	47
----	--------	----

ZZ	9 through 11	48
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AAA	4 through 6	49
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BBB	7, 8	49
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CCC	16, 17	50
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ATTACHMENT 3

LIST OF DEEDS BY WHICH NOTICED OWNER(S)  
ACQUIRED TITLE TO LOTS AFFECTED BY MERGER

COLUMN 1	COLUMN 2	COLUMN 3
OWNER(S) AS NAMED IN NOTICE	VENTURA COUNTY OFFICIAL RECORDS	DATE RECORDED
	BOOK-PAGE	
1. Boehme, Arnor C. & Margarite L.	5311-650	1-24-79
2. Gossett, Leon E. & Jessie E.	1162-458	10-15-53
3. INTENTIONALLY LEFT BLANK		
4. Evans, William J. & Rebecca S.	3418-106	12-20-68
5. Gaynor, Charles	0134-573	11-28-83
6. Gaynor, Nadene		
7. INTENTIONALLY LEFT BLANK		
8. Henry, James W.	1033-093	11-13-51
9. Wilson, William B.	3652-310 & 311	4-21-70
10. White, Floyd B. & Dorothea	1316-223	8-22-55
11. Spellman Family Trust	0085-417	8-5-83
12. Titus, Edsel & Patricia	0019-298	3-2-81
13. Barreto, John & Maloy	3478-612	5-1-69
13A. Sockwell, Aaron E.	0138-035	12-6-83
14. Cross, Alan C. & Betty A.	4981-799	11-1-77
15. Verkuil, John W.	2552-471	6-3-64
16. Wells, David E. & Mary L.	4494-753	11-18-75
17. Hibberd, Bruce L. & Virginia L.	0042-654	4-19-84
18. Tucker, Alice M.	4765-668	2-4-77
19. Elias, Maurice W.	5410-167	6-8-79
20. Pagano, Frank S. & Betty A.	4118-224	5-25-73
21. Rockenbaugh, Caroline B.	0118-270	12-17-82
22. Dowd, Timothy	0061-122	6-10-83
23. Dowd, Eugene G.		
24. Tulleys, Talova M. Dec.	4067-906	1-26-73
25. Attn: Omholt, Barbara		
26. INTENTIONALLY LEFT BLANK		
27. Hansen, Ralph & Sandra	0044-593	4-25-84
28. Fogliadini, Douglas A.	0063-431	6-16-83
29. Helm, Douglas R. & Holly L.	4615-016	6-23-76
30. Young, Leonor	0073-185	8-3-81
31. Eisman, Paul W.	4590-532	5-14-76
32. INTENTIONALLY LEFT BLANK		
33. Mushaney, Susan	4826-135	4-25-77
34. Mushaney, Robert M.		
35. McCabe, Mary Ann	4946-100	9-16-77
36. Kelly, Jack T. & La Vonne	4451-032	8-25-75
37. Wilson, Evelyn	3963-950	6-5-72
38. Hernandez, Norah Fahy	2803-343	6-9-65
39. Zorskie, Joseph W.	5251-621	11-3-78
40. Smith, Carol B.		
41. Fancher, Gregory E.	0020-194	2-24-84
42. INTENTIONALLY LEFT BLANK		
43. Wold, Jack L. Sr. & Beverly A.	0042-684	4-20-84
44. Parks, Harvey R. & Ione	4134-966	7-3-73
45. Bee, Frank J. & Elaine	5759-025	10-23-80
46. Gilbert, Dorothy E.		
47. Ledesma, Martin & Laura R.	0104-106	9-20-83
48. Monahan, Kay A.	4691-296	10-14-76
49. INTENTIONALLY LEFT BLANK		
50. Dye, Wilford W. & Doreen M.	2314-502	4-30-63
51. Spineto, Eugene D. & Helene L.	5724-208	9-9-80
52. Porter, Robert R. & Diane S.		
53. Arnold, Nina	0818-198	8-30-48
54. Fladwed, Joseph M.	3713-214	8-31-70
55. Robertson, John H. & Mildred	3361-564	9-5-68
56. Maloney, Charlotte M. et al.	4374-174	2-27-75
57. Foley, Alice V.	3160-186	6-23-67

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

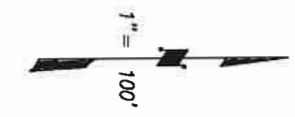
DRAWN	REMOVED	10-5-2007
REDRAWN	4-1-1962	CREATED
INKED	PLOTTED	EFFECTIVE
ROLL		
PREVIOUS Bk., Portion Pg.		
Compiled By Ventura County Assessor's Office		

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

UNINCORPORATED AREA  
Ventura County Assessor's Map.



Ojai 141 Red



17-14

Tax Rate Area  
70018

RANCHO OJAI