



New Meters, Allocations & Expansion of Services Committee Agenda

Thursday, December 14, 2023 at 9:30 a.m.

202 W. El Roblar Drive, Ojai, CA 93023

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/897020741>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

Access Code: 897-020-741

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. Will-Serve Letter Requests

- i. 347/351 S. Padre Juan – Update on Conditional Will-Serve letter
- ii. 2231 Maricopa Hwy – New 514 sf Jr. ADU above existing attached garage.
- iii. 1911 Meiners Rd – New 1200 sf ADU, with addition of 87 sf addition to main residence, with patios and new 864 sf detached garage.
- iv. 815 W. Lomita – Existing garage conversion to 480 sf ADU.

D. Adjourn



Conditional Will Serve Letter

Date: 9/11/2023

Address: 351 S. Padre Juan

Account #: *New account to be established*

Assessor's Parcel: 017-0-191-11

Parcel Size: 0.13 acres

Subject: New Service Connection and Allocation

To: [REDACTED]

In reference to the above-stated property with a total area of 6,053 sq ft, the property has been served by the Meiners Oaks Water District (MOWD) continuously through an approved source and meter. MOWD is aware of the proposed project and the request for a new meter. The homeowner intends to build a 468 sq. ft. single-family residence on this parcel, which will require additional allocation. An approved meter and allocation will be established on the condition that Ashley Nielsen purchase 0.19 AF of water from Casitas Municipal Water District. This purchased allocation shall then be transferred to MOWD's total allocation per the District's MOU with Casitas MWD.

Proposed Parcel Allocation:

Fixed Allocation: 120 HCF/yr

Variable Allocation: 15 HCF/yr

(Allocations are contingent based upon the purchase and transfer of the recommended allocation as stated above)

This is a **CONDITIONAL** Will Serve Letter; a Will Serve Letter shall be granted upon the purchase and transfer of allocation from CMWD to MOWD, and all capital improvement fees have been paid. This Conditional Will Serve Letter will expire after 1 year of its filing date, 8/24/2023, or if Lake Casitas water levels drop below 70%, as stated in District policy. Conditional Will Serve Letters are nontransferable in the event the property changes ownership.

Sincerely,


Justin Martinez

General Manager

Meiners Oaks Water District

Detailed Project Description:

This is for the construction of a new detached ADU at 347 S. Padre Juan Ave.

The new address for the ADU will be 351 S Padre Juan Ave.

We have requested a new meter which may or may not need allocation.

The house was built in 1949. We were unable to locate the original permit for the property. We have a permit for re-roofing from 2001.

Our legal lot is a flagpole lot consisting of two parcels. Parcel 1 (017-0-180-310) has the main house. Parcel 2 (017-0-191-110) is the flagpole parcel which is narrow and long. It is used to access the main house from S Padre Juan Ave. We cannot subdivide because we need Parcel 2 in order to access our house and the parcel 2 is too small.

Attachment descriptions.

Subdivision Map 1 - shows Parcel 1 where the main house is located

Subdivision Map 2 - shows Parcel 2 where the ADU will be located

Will serve letter - We received a will serve letter in 2017 but did not build at that time

Parcel Report - information about the parcel and zoning

Parcel Map - Our property is Parcel 1.

Historical documents - oldest permit we could find - stamped 1955

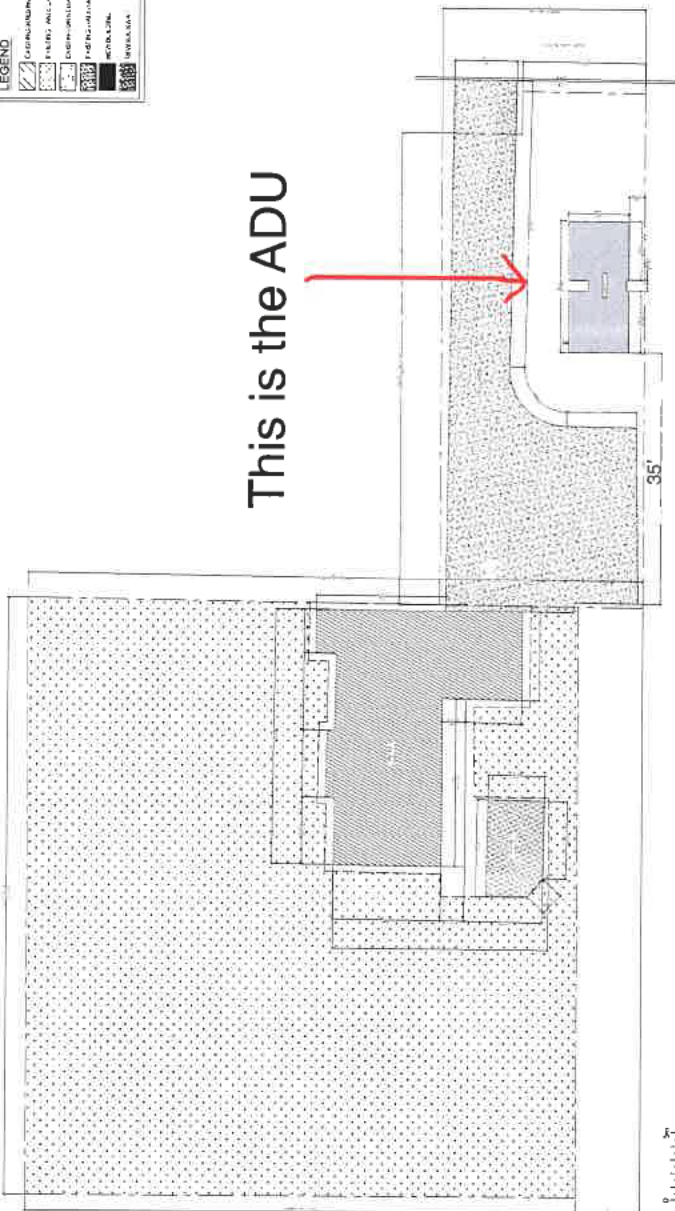
We request to attend the committee hearing when it is being reviewed so we can answer questions you may have.

This checklist is a good focus for a month's gardening progress for many home users. By adhering to these guidelines, professionals can make quicker and more efficient progress, reducing delays for homeowners and builders alike.

- [illegible]



This is the ADU

[illegible]

PROJECT #230028 - PROPOSED ACCESSORY
DWELLING UNIT (ADU)
307 Scott Place, Los Angeles, CA, USA

Review of Application for Will Serve Letter

New Junior ADU for Property with Existing Meter at 2231 Maricopa Hwy.

Proposal

The proposed project consists of adding a new 514 sf Junior ADU above existing attached garage.

Applicant provided a detailed site plan, showing the location of the proposed converted space

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.

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

Allocation Details for initial Jr. ADU:

- Allocation Case Identifier: AA-0579
- Allocation Category: 5/8" RES meter, 1 Parcel (017-0-072-10)
- Parcel Size: 0.17 acre (7405 sq ft)
- Current base Fixed allocation: 120 HCF/yr
- Current base Variable allocation: 101 HCF/yr
- Fixed base allocation needed to support Jr ADU: 84 HCF/yr
- Deduction from base variable allocation needed to support new Jr. ADU through drought stages: 100 HCF/yr

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

- New Base Fixed Allocation: **204 HCF/yr (1 Primary & 1 Jr. ADU)**
- New Base Variable Allocation: **1 HCF/yr (Stage 1)**

Recommendation

The base allocation for this property does support the new junior ADU, with no remaining variable allocation.

- *It is recommended the applicant purchase an additional 15 units of allocation from Casitas MWD to provide variable allocation.*
- Letter applies only to the proposed Jr ADU, as described in the applicant-provided preliminary site plan with the file date 10-18-2023.
- There will be no increase in the total (fixed plus variable) water allocation assigned to the meter, the Will Serve Letter will expire after 1 year.



Will-Serve/Proof of Service/New Meter Request

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 Assessor's 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: 03- [REDACTED]

Name: [REDACTED]

Company: [REDACTED]

Mailing Address: 2231 Maricopa Hwy Ojai, CA 93023

Phone Number: [REDACTED]

Email Address: [REDACTED]@gmail.com

Project Information:

New Meter Requested: ☐ Yes ☒ No

Assessor's Parcel #(s): 0170072100

Service Address: 2231 Maricopa Hwy A

City, State, Zip code: Ojai, CA, 93023

Planning Dept Case #: ZC22-1289

of Existing Dwellings: 1 Date Dwellings Permitted: 10/7/97

Type of Construction:

☐ New Construction ☐ Tenant Improvement ☒ ADU ☐ Other

Type of Use:

☒ Single Family Res ☐ Multi-Family Res (# of dwellings _____) ☐ Other

Project Dimensions (Sqft): 514

Continued on Next Page



Will-Serve/Proof of Service/New Meter Request

Detailed Project Description:

New 514 sq ft addition above an existing attached garage to an existing 1725 sq. ft non sprinklered single family residence.

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 corresponding fees (listed below) for processing this request.

Applicant Signature

[Redacted Signature]

Date

10/18/23

Fee Schedule

| | |
|--|--------------|
| Will-Serve & New Meter Requests - Administrative Fee | \$100 |
| Fire Flow Testing Fee | \$300 |
| Capital Improvement New Connection (5/8") | \$4,009.52 |
| Capital Improvement New Connection (1") | \$6,655.80 |
| Capital Improvement New Connection (1.5") | \$10,023.80 |
| Capital Improvement New Connection (2") | \$21,370.74 |
| Capital Improvement New Connection (3") | \$46,751.00 |
| Capital Improvement New Connection (4") | \$133,637.30 |



County View

Ventura County, California

Parcels (1)

☆ Parcel APN - 017007210

Property Identification

Assessor's Parcel #: 017007210
APN Suffix: 0
Situation Address: 2231 MARICOPA
Acreage: 0.1700
[View Assessor Map](#)

Parcel Description

Tract Number:
Map Number: 15 MR 45

Parcel Reports



Parcel



Special Districts

Displaying 1 - 1 (Total: 1)

◀ Page 1 of 1 ▶



Home



Layers

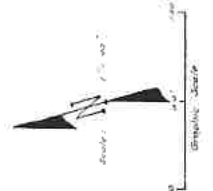
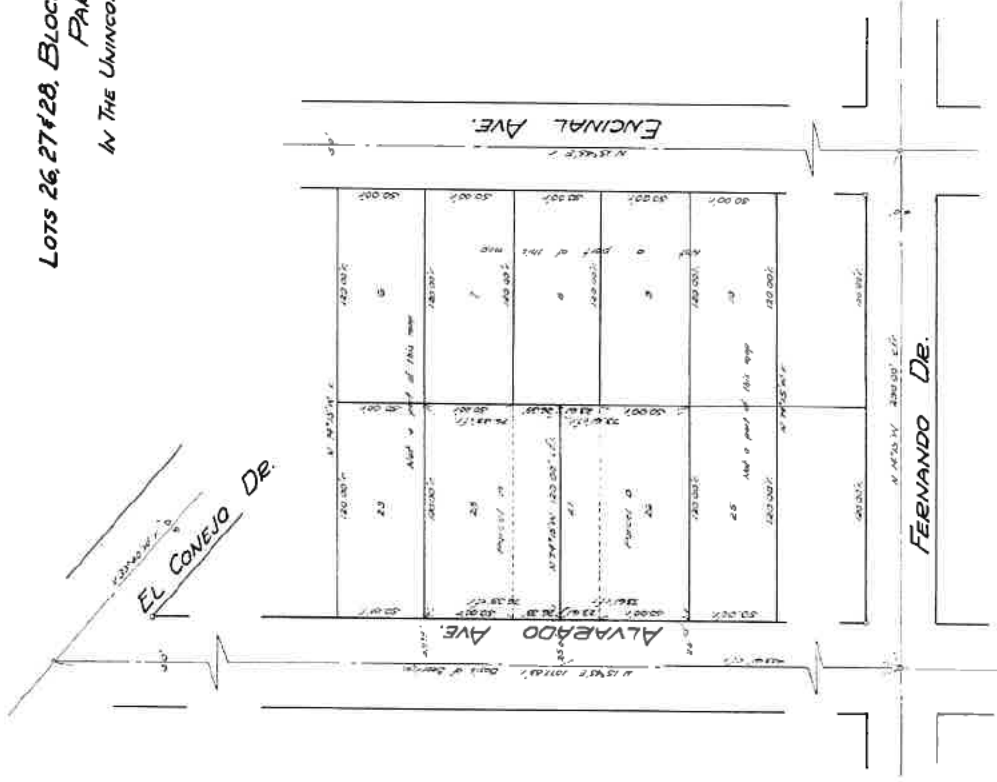


Parcels (1)



Sheet 1 of 1

PARCEL MAP
LOTS 26, 27 & 28, BLOCK 'E' MEINERS QUAI OAKS SUB. NO. 2, (15 MR. 45)
PART OF TRACT 7, RANCHO QUAI
IN THE UNINCORPORATED TERRITORY OF VENTURA CO., CALIF.
MARCH 1971



This map was prepared by me or under my direct supervision and I am a duly licensed Professional Surveyor in the State of California. I am not aware of any fraud or illegality in the preparation of this map. I certify that the information furnished to me was true and correct and that the map is a true and correct representation of the same.

Surveyor's Seal

This map was prepared by me or under my direct supervision and I am a duly licensed Professional Surveyor in the State of California. I am not aware of any fraud or illegality in the preparation of this map. I certify that the information furnished to me was true and correct and that the map is a true and correct representation of the same.

Surveyor's Seal

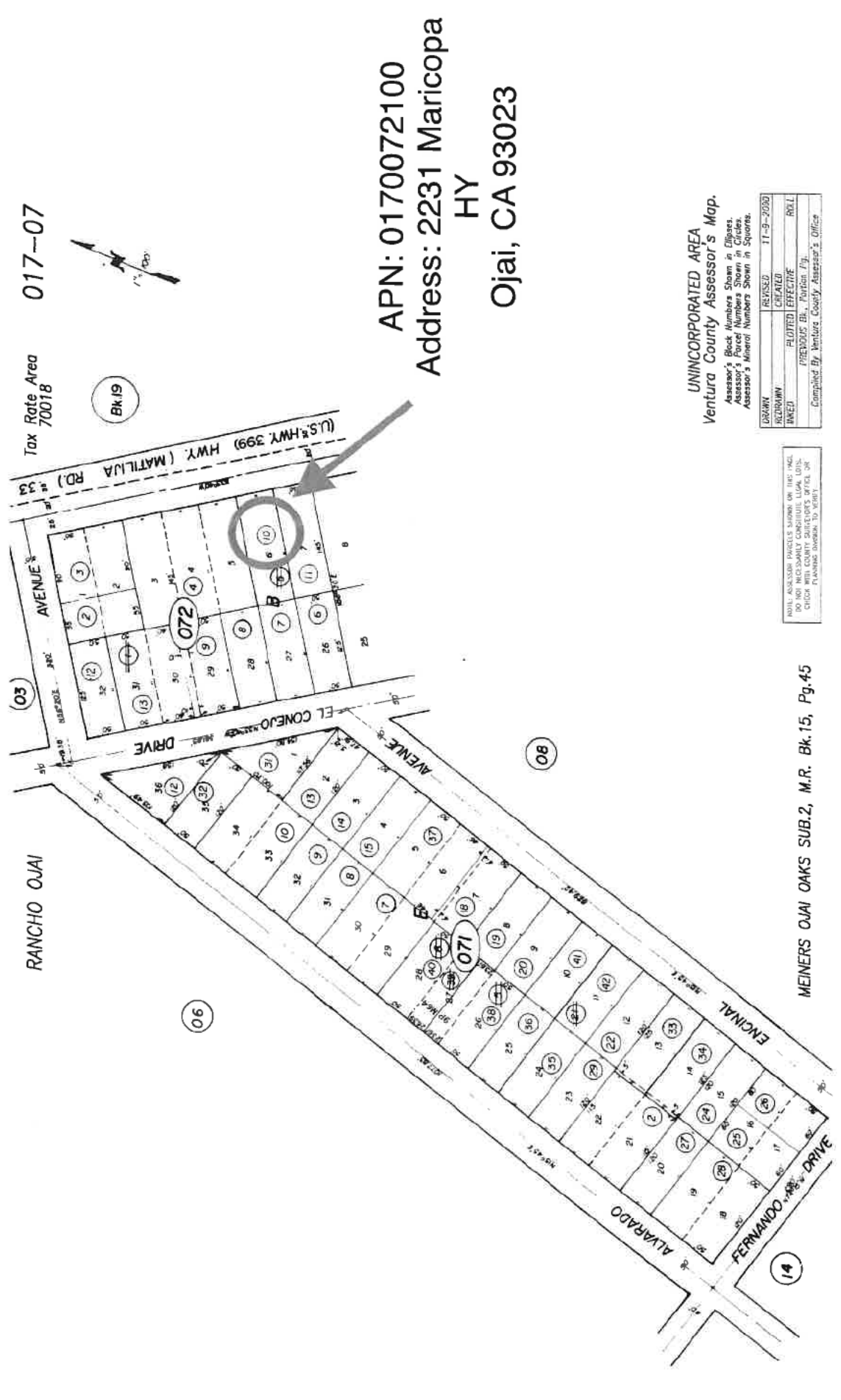
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Surveyor's Seal

Notes: 1. 1/4" = 100' scale, numbered 6.



Tax Rate Area
70018
017-07

APN: 0170072100
Address: 2231 Maricopa
HY
Ojai, CA 93023

UNINCORPORATED AREA
Ventura County Assessor's Map.

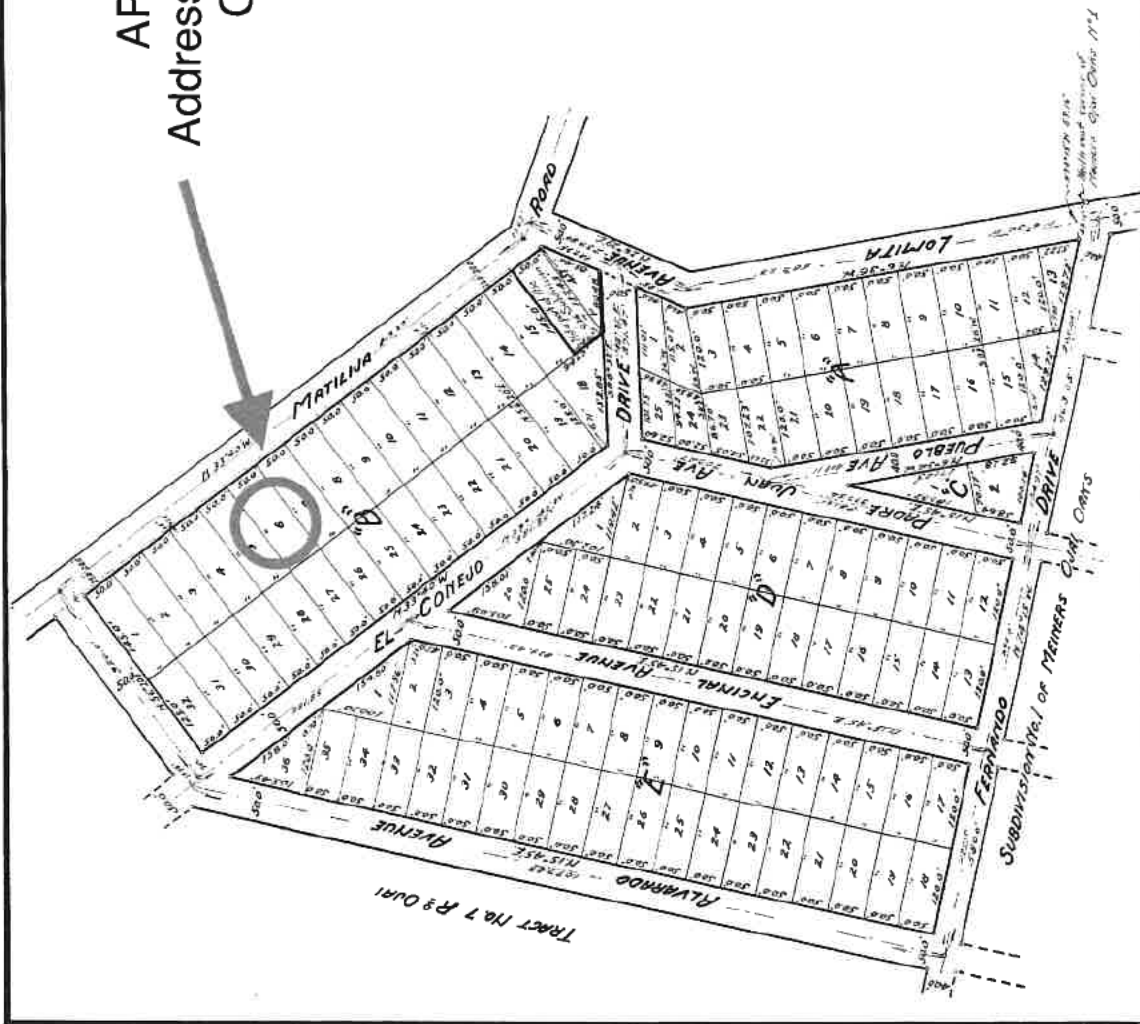
Assessor's Block Numbers Shown in Figures.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

| | | |
|--------|---------|---|
| DRAWN | REVISED | 11-9-2000 |
| REDAWN | CHANGED | |
| MAKED | PLOTTED | EFFECTIVE |
| | | PREVIOUS E.D., Parcel 1/9. |
| | | ROLL |
| | | Completed By Ventura County Assessor's Office |

NOTAL: ASSASSOR PARCELS SHOWN ON THIS PAGE.
CHUCK WILL COUNTY SULLIVAN'S OFFICE, 201
PLANNING DIVISION, TO VERIFY.

MEINERS OJAI OAKS SUB.2, M.R. Bk. 15, Pg. 45

APN: 0170072100
 Address: 2231 Maricopa HY
 Ojai, CA 93023



MAP OF
 SUBDIVISION NO. 2
 MEINERS OJAI OAKS
 Part of Tract 7 of
 RANCHO OJAI
 as subdivided by T.R. Bond
 1867-1870
 VENTURA CO. CALIFORNIA
 Scale 1" = 100'
 Hand & Lewis, Eng'rs. March 1916
 6 sheets, Volume of 15' non plan

Sheet No. 1

COUNTY OF VENTURA APPLICATION & PERMIT

RESOURCE MANAGEMENT AGENCY - DIVISION OF BUILDING AND SAFETY

| ZONE CLEARANCE NUMBER 77350 | | PLAN REVIEW NUMBER 79-B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------|--|-----------------|--------------|----------|-------------|-----------------|-------|---|---|---|---|--|------|------------|----------------|-------------|-------|---|---|---|--|--|-------------|-------------|----------------|-----------|-----|--|---|----|------|-------|-------------|------|----------|----------------|---------------------------|-------|------------|----------------|------|---|------------|----------------|-------|--|------|----------|----------------------------|--|------|----------|---------|-----|-------|------|-----|-------|---|---------|-----|-------|---------------|---------|------------------|-----|-----------|------|-----|-------|--------|-----|-----|------|-----------------|-----|--------|-----------|-----|-----------|---|-------|------|-------|
| 1 SITE INFORMATION PROJECT ADDRESS: 2281 Mericopa Hwy, Localities 017-0-072-10 LOT NO. 6 TRACT MOO NEAREST CROSS STREET LOMA OWNER: Patty Equus (805) 548-1338X MAIL ADDRESS: 340 Old Mill Rd, #71, Localities 93110 CONTRACTOR: Boyd Bldrs 471622 MAIL ADDRESS: 11950 Silver Spruce, Ojai 93023 640-1335 ARCHITECT/ENGINEER/DESIGNER: Mark Shellnut Arch. C-22970 MAIL ADDRESS: 35 Kunkle St., #A, O.V. 649-2056 Domestic Water Source: Private Well <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Method of Sewage Disposal: Private <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> | | 3 BUILDING USE OF BUILDING: New SFD w/att. Garage & Patio Cover GROUP: R-U DIVISION: 3-1 TYPE OF CONSTRUCTION: V-N DWELLING UNITS: 1 SIZE OF BUILDING: SFD 'X' = 1223 SQ. FT. @ \$ 81.50 = \$ 99,674.50 SIZE OF GARAGE: Garage = 458 SQ. FT. @ \$ 21.50 = \$ 9,847.00 PATIO, PATIO, FIREPLACE, etc. = 10-40 = \$ 864.00 FIREPLACE = SQ. FT. @ \$ = \$ 2,074.00 TOTAL VALUATION \$ 112,479.50 IFB: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Fire Protection District Conditions: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Mfg. Fireplace ICBO # | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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: 471622 License Class: B Contractor: Don By Date: 10/7/97 OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: <input type="checkbox"/> 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. <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. <input type="checkbox"/> I am exempt under Sec. _____, B. & P. C. for this reason. Owner: _____ Date: _____ 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: State Fund Policy No. 0754585-97 <input type="checkbox"/> Certified copy is hereby furnished. <input type="checkbox"/> Certified copy is filed with the Ventura County Division of Building and Safety of the Ventura County Department. Applicant: Don By Date: 10/7/97 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: _____ Date: _____ 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: _____ Lender's Address: _____ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. NOTICE THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS ANY TIME AFTER WORK IS COMMENCED. SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: _____ SIGNATURE OF OWNER (IF OWNER BUILDER): _____ | | 4 PLUMBING <table border="1"> <tr> <th>WATER CLOSET</th> <th>LAVATORY</th> <th>BATH/SHOWER</th> <th>GARAGE DISPOSAL</th> <th>OTHER</th> </tr> <tr> <td>2</td> <td>2</td> <td>2</td> <td>1</td> <td></td> </tr> <tr> <th>SINK</th> <th>DISHWASHER</th> <th>CLOTHES WASHER</th> <th>FLOOR DRAIN</th> <th>OTHER</th> </tr> <tr> <td>1</td> <td>1</td> <td>1</td> <td></td> <td></td> </tr> <tr> <th>LAUNDRY TUB</th> <th>WTR. HEATER</th> <th>TOTAL FIXTURES</th> <th>COST EACH</th> <th>FEE</th> </tr> <tr> <td></td> <td>1</td> <td>11</td> <td>7.00</td> <td>77.00</td> </tr> </table> Gas Piping Outlets: 1 - 4 @ \$ 11.00 EA. = \$ 11.00 Private Sewage Disposal System: @ \$ EA. = \$ Building Sewer: 1 @ \$ 58.00 EA. = \$ 58.00 Water System: 1 @ \$ 11.00 EA. = \$ 11.00 PLMBG. PLAN REVIEW FEE \$ PLMBG. PERMIT FEE \$ 157.00 5 MECHANICAL <table border="1"> <tr> <th>Heated Area</th> <th>1223</th> <th>@ \$.02</th> <th>EA. = \$ 24.26</th> </tr> <tr> <th>Heating/Cooling Appliance</th> <td>Combo</td> <td>@ \$ 27.00</td> <td>EA. = \$ 27.00</td> </tr> <tr> <th>Flue</th> <td>2</td> <td>@ \$ 11.00</td> <td>EA. = \$ 22.00</td> </tr> <tr> <th>Ducts</th> <td></td> <td>@ \$</td> <td>EA. = \$</td> </tr> <tr> <th>Fan/Air Handling Equipment</th> <td></td> <td>@ \$</td> <td>EA. = \$</td> </tr> </table> MECH. PLAN REVIEW FEE \$ MECH. PERMIT FEE \$ 73.26 6 ELECTRICAL <table border="1"> <tr> <th>SERVICE</th> <th>NO.</th> <th>VOLTS</th> <th>AMPS</th> <th>FEE</th> </tr> <tr> <td>Meter</td> <td>1</td> <td>120/240</td> <td>100</td> <td>32.00</td> </tr> </table> <table border="1"> <tr> <th>USE/OCCUPANCY</th> <th>SQ. FT.</th> <th>COST PER SQ. FT.</th> <th>FEE</th> </tr> <tr> <td>Residence</td> <td>1223</td> <td>.05</td> <td>61.15</td> </tr> <tr> <td>Garage</td> <td>458</td> <td>.02</td> <td>9.16</td> </tr> </table> <table border="1"> <tr> <th>EQUIP. OR MISC.</th> <th>NO.</th> <th>RATING</th> <th>COST EACH</th> <th>FEE</th> </tr> <tr> <td>A.C. Comp</td> <td>1</td> <td>3 ton</td> <td>7.00</td> <td>21.00</td> </tr> </table> ELEC. PLAN REVIEW FEE \$ ELEC. PERMIT FEE \$ 123.31 PERMIT ISSUANCE FEE \$ 21.00 TOTAL PLAN REVIEW FEES \$ 758.24 TOTAL PERMIT FEES \$ 1,401.87 | | WATER CLOSET | LAVATORY | BATH/SHOWER | GARAGE DISPOSAL | OTHER | 2 | 2 | 2 | 1 | | SINK | DISHWASHER | CLOTHES WASHER | FLOOR DRAIN | OTHER | 1 | 1 | 1 | | | LAUNDRY TUB | WTR. HEATER | TOTAL FIXTURES | COST EACH | FEE | | 1 | 11 | 7.00 | 77.00 | Heated Area | 1223 | @ \$.02 | EA. = \$ 24.26 | Heating/Cooling Appliance | Combo | @ \$ 27.00 | EA. = \$ 27.00 | Flue | 2 | @ \$ 11.00 | EA. = \$ 22.00 | Ducts | | @ \$ | EA. = \$ | Fan/Air Handling Equipment | | @ \$ | EA. = \$ | SERVICE | NO. | VOLTS | AMPS | FEE | Meter | 1 | 120/240 | 100 | 32.00 | USE/OCCUPANCY | SQ. FT. | COST PER SQ. FT. | FEE | Residence | 1223 | .05 | 61.15 | Garage | 458 | .02 | 9.16 | EQUIP. OR MISC. | NO. | RATING | COST EACH | FEE | A.C. Comp | 1 | 3 ton | 7.00 | 21.00 |
| WATER CLOSET | LAVATORY | BATH/SHOWER | GARAGE DISPOSAL | OTHER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 2 | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SINK | DISHWASHER | CLOTHES WASHER | FLOOR DRAIN | OTHER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAUNDRY TUB | WTR. HEATER | TOTAL FIXTURES | COST EACH | FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1 | 11 | 7.00 | 77.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heated Area | 1223 | @ \$.02 | EA. = \$ 24.26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heating/Cooling Appliance | Combo | @ \$ 27.00 | EA. = \$ 27.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flue | 2 | @ \$ 11.00 | EA. = \$ 22.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ducts | | @ \$ | EA. = \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fan/Air Handling Equipment | | @ \$ | EA. = \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SERVICE | NO. | VOLTS | AMPS | FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meter | 1 | 120/240 | 100 | 32.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| USE/OCCUPANCY | SQ. FT. | COST PER SQ. FT. | FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residence | 1223 | .05 | 61.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garage | 458 | .02 | 9.16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EQUIP. OR MISC. | NO. | RATING | COST EACH | FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.C. Comp | 1 | 3 ton | 7.00 | 21.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

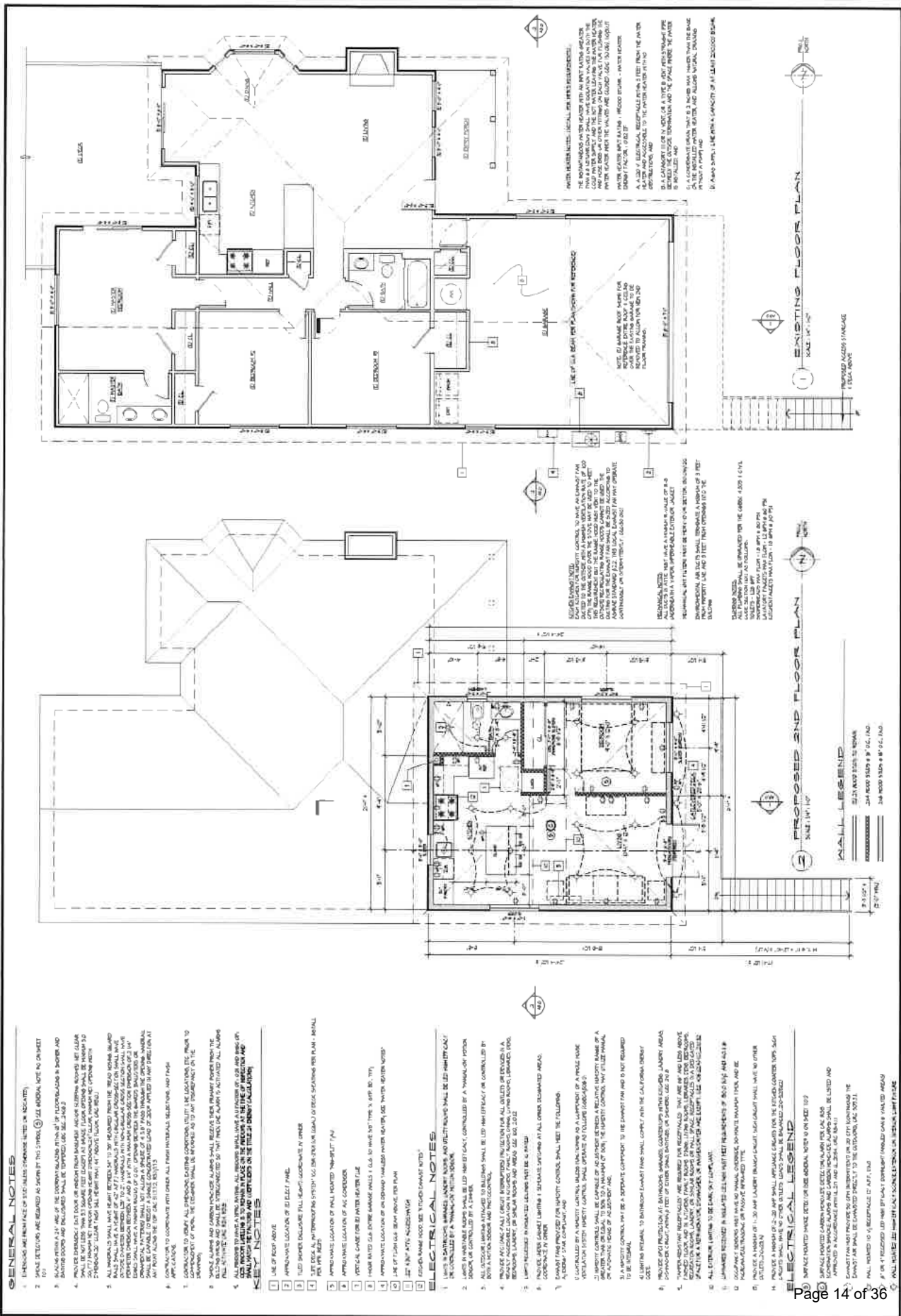
ISSUED BY

PLAN REVIEW VALIDATION

PERMIT VALIDATION

Permit # 10265 10/1/97 10/1/97

| BUILDING | DATE | INSPECTOR | CORRECTIONS - NOTES |
|----------------------------|-------------|------------------|---------------------|
| ZONING | 10-14-97 | RO | |
| FOUNDATION: UFER GROUND | | | |
| SLAB | | | |
| BOND BEAMS | | | |
| BOND BEAMS | | | |
| BOND BEAMS | | | |
| TILT UP PANELS | | | |
| TILT UP PANELS | | | |
| FIRE DISTRICT | | | |
| FLOOR FRAMING | 10-20-97 | RO | |
| ROOF SHEATHING | | | |
| PRE-WRAP | 11-10-97 | RO | |
| FRAME | | | |
| INSULATION | 11-21-97 | RO | |
| EXTERIOR LATH/SIDING | 11-26-97 | RO | |
| INTERIOR LATH/DRYWALL | | | |
| | | | |
| | | | |
| PLUMBING | DATE | INSPECTOR | |
| UNDERGROUND SOIL | | | |
| UNDERGROUND WATER | | | |
| ROUGH/TOP OUT | 11-10-97 | RO | |
| GAS TEST | 11-26-97 | RO | |
| SEWER/SEWAGE SYSTEM | 10-20-97 | RO | |
| 48 pump | | | |
| | | | |
| | | | |
| MECHANICAL | DATE | INSPECTOR | |
| ROUGH | 11-10-97 | RO | |
| | | | |
| | | | |
| ELECTRICAL | DATE | INSPECTOR | |
| TEMPORARY POWER | | | |
| ROUGH | 11-10-97 | RO | |
| | | | |
| | | | |
| FINAL INSPECTIONS | DATE | INSPECTOR | |
| FINAL GRADING CERT. REC'D. | | | |
| BUILDING ADDRESS | | | |
| INSULATION CERTIFICATE | 11-10-97 | RO | |
| PLUMBING FINAL | | | |
| MECHANICAL FINAL | 11-26-97 | RO | |
| ELECTRICAL FINAL | | | |
| BUILDING FINAL | | | |
| UTILITY CLEARANCES | DATE | INSPECTOR | |
| GAS | | | |
| ELECTRICAL | | | |





- 1) - 90 PSI, 55°F & 6" O.C.
- 2) 1" AIR BENT REINFORCING
- 3) 1" AIR BENT INSULATOR
- 4) USE OF CONC. AND FOOTING WHERE OCCURS PER PLAN
- 5) APPROXIMATE LOCATION OF 20' ELECTRICITY
- 6) HOIST RATED DIA. ENTERS BARBARIE HALLS & CLAs TO HAVE 500 PSI, 50° & 10" DIA. TYP.
- 7) 2" X 6" & 4" X 6" FOR PLANK

Review of Application for Will Serve Letter

New 1,200 sf ADU for Property with Existing Meter at 1911 Meiners Rd.

Proposal

The proposed project consists of adding a new 1,200 sf ADU, along with an 87sf addition to primary residence and 864 sf garage. The applicant provided a detailed site plan showing the location of the proposed structures.

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

The applicant provided a copy of a tax assessor parcel map and a subdivision map that indicates a single 2.34 acre parcel. APN: 019-0-010-275.

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

Allocation Details:

- Allocation Case Identifier: F-0005
- Allocation Category: 1" RES meter & 1" AG meter, 1 Parcel
- Parcel Size: 2.34 acres
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 206 HCF/yr
- Fixed Base Allocation Needed to Support ADU: 84 HCF/yr
- Deduction from Variable Allocation needed to Support ADU through drought stages: 100 HCF/yr

If the ADU is 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: **106 HCF/yr**

Recommendation

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

- Letter applies only to the proposed 1,200 sf ADU as described in the applicant-provided preliminary site plan with the filing date of 10-18-2023.
- 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.



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.

Parcel Owner Information:

| | |
|------------------|-------------------|
| Account Number: | 04- [REDACTED] |
| Name: | [REDACTED] |
| Mailing Address: | 1911 Meiners Road |
| Phone Number: | [REDACTED] |
| Email Address: | [REDACTED] |

Applicant Information:

| | |
|------------------|------------------------------------|
| Name: | [REDACTED] |
| Company: | Whitman Architectural Design, Inc. |
| Mailing Address: | 111 W. Topa Topa St. Ojai CA 93023 |
| Phone Number: | (805) 646-8485 |
| Email Address: | office@whitman-architect.com |

Project Information:

| | |
|---------------------------|--|
| New Meter Requested: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Assessor's Parcel #(s): | 019-0-010-275 |
| Service Address: | 1911 Meiners Road |
| City, State, Zip code: | Ojai Ca 93023 |
| Planning Dept Case #: | ZE 23-0324 |
| # of Existing Dwellings: | 1 |
| Date Dwellings Permitted: | [REDACTED] |

Continued on Next Page

Page 1 of 2

Page 17 of 36



Will-Serve/Proof of Service/Meter Request Form

Type of Construction:

☐

New Construction

☐

Tenant Improvement

☒

ADU

☐

Other

Type of Use:

☐

Single Family Res

☐

Multi-Family Res (# of dwellings _____)

☐

Other

Project Dimensions (sqft):

1200SF

Detailed Project Description:

Proposed 87SF addition to the main residence including a 13SF covered porch & a 484SF patio with trellis that connects to a new 1200SF detached ADU that has an additional 495SF patio with trellis, and a new 864SF detached garage.

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

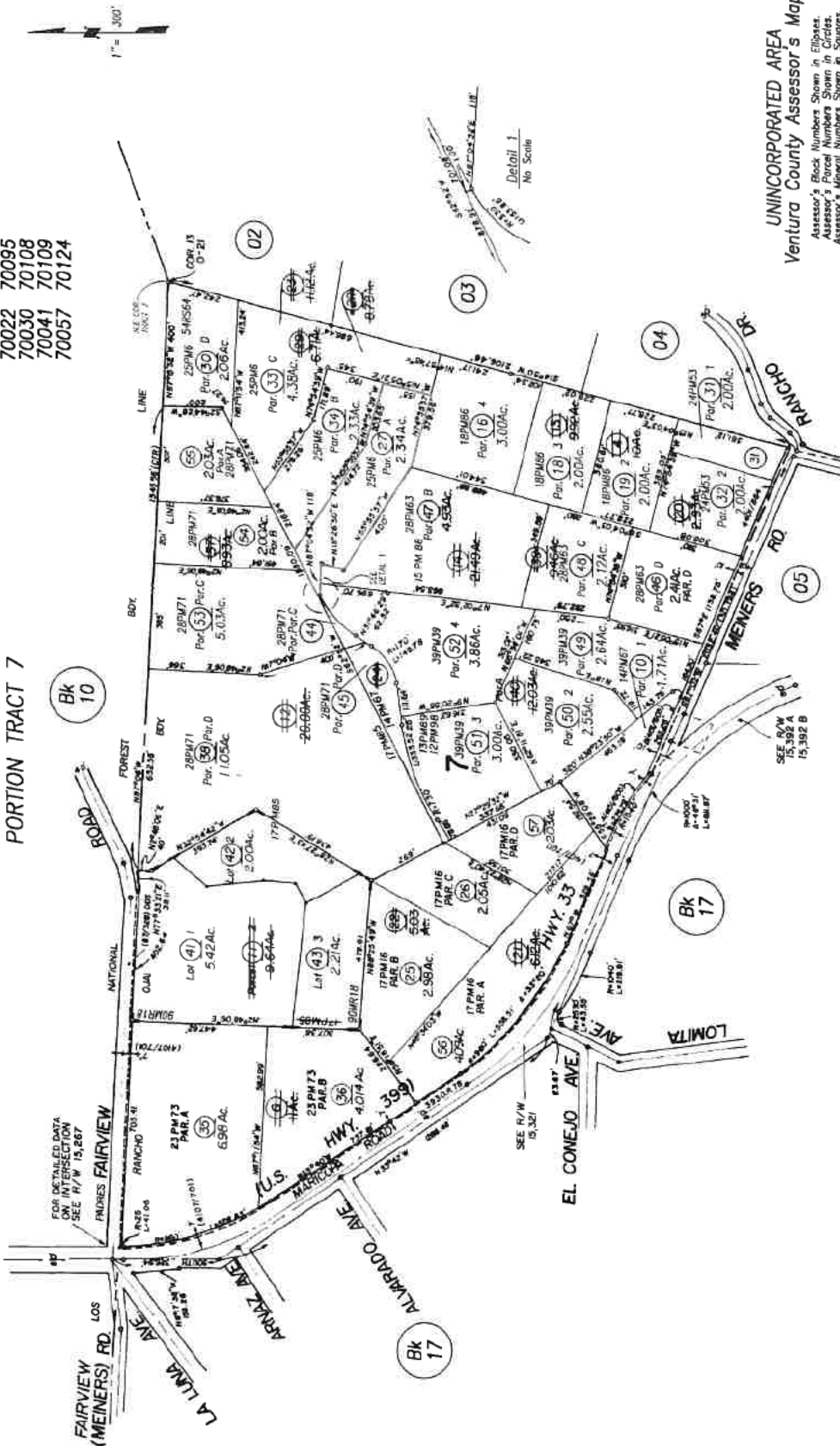
Date

Aug 9, 2023

19-01

Tax Rate Area
70022 70095
70030 70108
70041 70109
70057 70124

RANCHO OJAI
PORTION TRACT 7



UNINCORPORATED AREA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Acreage Numbers Shown in Squares

| | | |
|--|----------------|-----------|
| DRAWN | P.E.R. REVISED | 6-4-2004 |
| REVIEWED | 10-10-1982 | CREATED |
| INCHES | PLOTTED | EFFECTIVE |
| ROLL | | |
| Compiled By Ventura County Assessor's Office | | |

Tract 2688, M.R. Bk. 90, Pg. 18
Rancho Ojai, Bard Sub., M.R. Bk. 5, Pg. 25½

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK PLANNING DIVISION TO VERIFY.



COUNTY OF VENTURA

Resource Management Agency

Planning Division

800 South Victoria Avenue

L#1740

Ventura, CA 93009

(805) 654-2488

UPDATED

Date Issued: 09/27/2005

ZONING CLEARANCE (NON-COASTAL) ZC05-1386

Assessor's Parcel No.: 0190010275

PROPOSED USE/STRUCTURES

1 - Principal Principal Dwelling Addition
1 - Accessory

2 - Principal
2 - Accessory

3 - Principal
3 - Accessory

ZONING CLEARANCE TYPE

Construction

EXISTING PRINCIPAL USE/STRUCTURES

Principal Dwelling w/attached parking

EXISTING ACCESSORY USE/STRUCTURES

Site Address: 1911 MEINERS RD VECO

Cross Sts.: MEINERS & RANCHO

Violation No.: N/A

Legal Lot Status: Parcel Map

Lot Area: 101930.4 sf

Ojai Clean Air Ord No.: N/A

Parent Case No.: N/A

Number: 2779 PAR A

Lot Area: 2.34 ac

Applicable:

Zoning: RE-2 AC

Area Plan: Ojai Valley

General Plan: Rural Urban Reserve (2 Ac. Min.)

Split Zoning:

Zoning:

General Plan:

Area Plan:

General Plan Max. Bldg. Coverage: 0 %

0 sf

Area Plan Max. Bldg. Coverage: 25 %

sf

Maximum Building Coverage for accessory non-habitable structures and decks in rear setback - 40%

Maximum Gross Floor Area (GFA) Allowed with Zoning Clearance for Accessory Structures to Principal Use:

Dwelling: 2,000 sf

Agriculture: 0 sf

Other: 0 sf

019-0-010-275

ZONING CLEARANCE NO. ZC05-1386

| <u>Building Coverage</u> | <u>Existing</u> | <u>Proposed</u> | <u>Combined Total</u> |
|---------------------------|-----------------|-----------------|-----------------------|
| Prin. Structure(s) sf | 2100 sf | 1004 sf | 3104 sf |
| Accessory Structure(s) sf | 0 sf | 400 sf | 400 sf |
| Total sf | 2100 sf | 1404 sf | 3504 sf |
| % of Bldg. Coverage | 2 % | 1 % | 3 % |

DEVELOPMENT STANDARDS PROPOSED USE/STRUCTURE #1

Height: Dwelling w/standard setbacks - 25 ft

Parking Requirements

Principal Dwelling: 2 Principal Dwelling, 1-4 Bedrooms - 2 covered

Second Dwelling: 0

Farmworker/Animal Caretaker: 0

Other: 0

Parking Space Size: 9ft x 20ft

Standard - 9ft x 20ft

Parking Configuration: Standard

Standard - Side by Side

Parking Space Surface: Paved

Driveway Surface: Paved

Driveway Width: Equal to width

of required parking space

SETBACKS FROM LOT LINE OR ROAD EASEMENT

Front Lot line/Road Easement: Standard - 20ft

Rear Lot Line/Road Easement: Standard - 15ft

Side Lot Line/Road Easement: Standard - 5ft

Side Lot Line/Easement (Adjacent to a street or Reserve Corner Lot):

Irregular Lot:

Misc.:

DEVELOPMENT STANDARDS PROPOSED USE/STRUCTURE #2

Height:

Parking Requirements

Principal Dwelling: 0

Second Dwelling: 0

Farmworker/Animal Caretaker: 0

Other: 0

Parking Space Size:

Parking Configuration:

Parking Space Surface:

Driveway Surface:

Driveway Width:

SETBACKS FROM LOT LINE OR ROAD EASEMENT

Front Lot line/Road Easement:

Rear Lot Line/Road Easement:

Side Lot Line/Road Easement:

Side Lot Line/Easement (Adjacent to a street or Reserve Corner Lot):

Irregular Lot:

Misc.:

ZONING CLEARANCE NO. ZC05-1386

DEVELOPMENT STANDARDS PROPOSED USE/STRUCTURE #3

Height:

Parking Requirements

Principal Dwelling: 0

Second Dwelling: 0

Farmworker/Animal Caretaker: 0

Other: 0

Parking Space Size:

Parking Configuration:

Parking Space Surface:

Driveway Surface:

Driveway Width:

SETBACKS FROM LOT LINE OR ROAD EASEMENT

Front Lot line/Road Easement:

Rear Lot Line/Road Easement:

Side Lot Line/Road Easement:

Side Lot Line/Easement (Adjacent to a street or Reserve Corner Lot):

Irregular Lot:

Misc.:

ADDITIONAL STANDARDS

Setbacks Between: Habitable Structures 10'; Habitable & Non-habitable Structures 6'; Non-habitable Structures 6'
Other - 0

Allowed Intrusions into Setbacks:

Stairways & balconies, open & unenclosed, - 2.5' front, 4' rear

Porches & Landings, uncovered/unenclosed, at or below 1st floor - 6' front, 3' rear & side

Chimneys/fireplaces, masonry - 2' into all setbacks, but keep min. 3' side setback

Architectural Features (e.g. eaves, cornices, canopies, etc.) - 2.5' front, 2' side, 4' rear; min. 2' side/rear setback

Other - 0

Owner's Name

Mailing Address/Zip 1911 MEINERS RD
OJAI CA

93023

Phone Nos.

Applicant's Name

Mailing Address/Zip 1911 MEINERS RD
OJAI CA

93023

Phone Nos.

FEES:

Calculated Fees: \$275.00 Total Fees: \$275.00

ATTACHMENT(S):

(Y) Plot/Site Plan

(N) Ordinance Standards

(N) Compliance Agreement

(N) Other -

(N) Building Plans

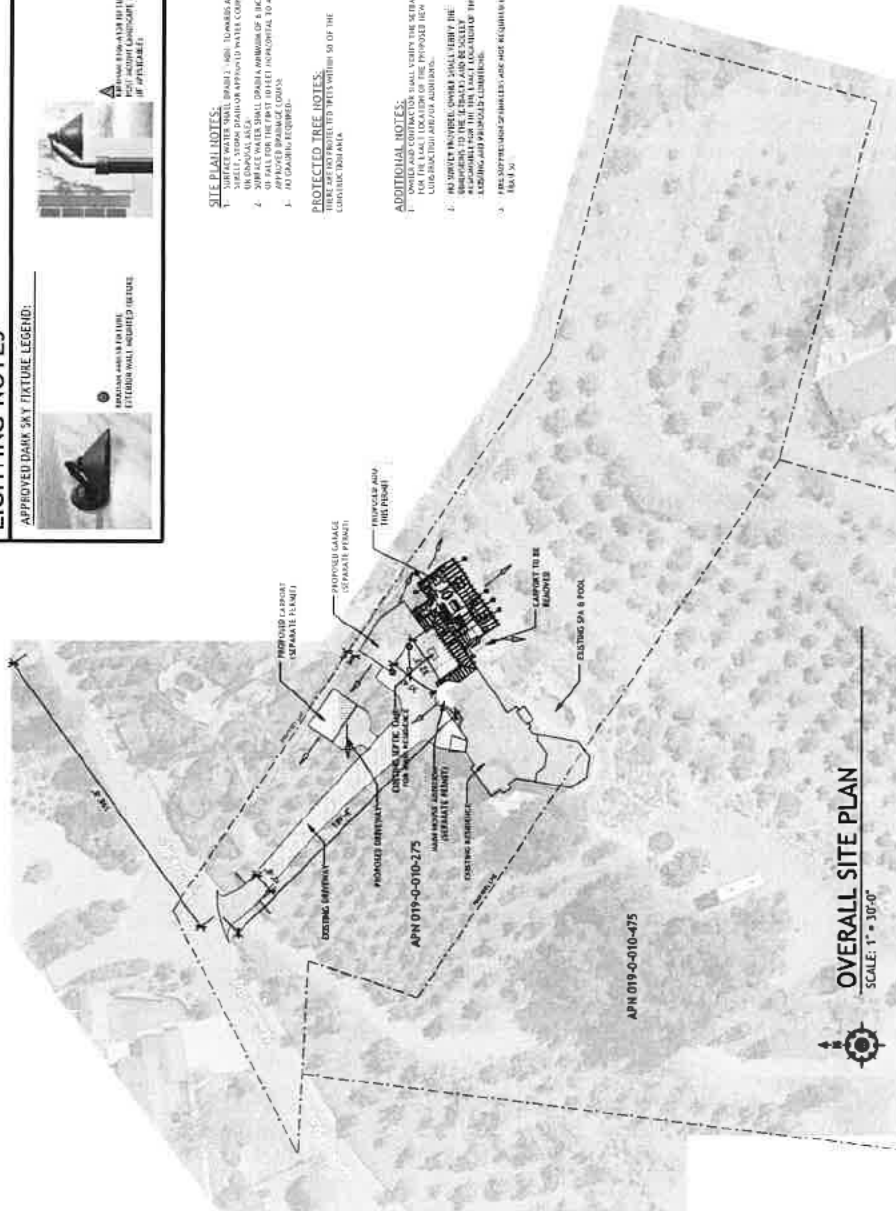
(N) Permit Conditions

LIGHTING NOTES

APPROVED DARK SKY FIXTURE LEGEND:



- SITE PLAN NOTES:**
1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
 2. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
 3. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
 4. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
 5. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
- PROTECTED TREE NOTES:**
1. ALL PROTECTED TREES SHALL BE MAINTAINED.
 2. ALL PROTECTED TREES SHALL BE MAINTAINED.
 3. ALL PROTECTED TREES SHALL BE MAINTAINED.
 4. ALL PROTECTED TREES SHALL BE MAINTAINED.
 5. ALL PROTECTED TREES SHALL BE MAINTAINED.
- ADDITIONAL NOTES:**
1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
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 4. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.
 5. ALL LIGHTING SHALL BE DARK SKY COMPLIANT.



COREY RESIDENCE

1911 MEINERS RD, OJAI CA, 93023

PROJECT DATA

SCOPE OF WORK: PREPARE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR THE CONSTRUCTION OF THE COREY RESIDENCE, INCLUDING THE FOUNDATION, FRAMES, ROOF, AND INTERIORS.

PROJECT DIRECTORY

OWNER: COREY RESIDENCE
ARCHITECT: WHITMAN ARCHITECTURAL DESIGN, INC.
ENGINEER: J. J. JACOBI & ASSOCIATES, INC.
LANDSCAPE ARCHITECT: J. J. JACOBI & ASSOCIATES, INC.
GENERAL CONTRACTOR: J. J. JACOBI & ASSOCIATES, INC.

PROJECT INFO

PROJECT SIZE: 2.31 ACRES
LOT SIZE: 2.31 ACRES
LOT AREA: 100,000 SQ. FT.
LOT DIMENSIONS: 100' x 100' x 100' x 100'

BUILDING DATA

PROPOSED BUILDING: 100' x 100' x 100' x 100'
PROPOSED BUILDING AREA: 10,000 SQ. FT.
PROPOSED BUILDING VOLUME: 100,000 CU. FT.
PROPOSED BUILDING HEIGHT: 100' x 100' x 100' x 100'

FINISHES

FINISHES: 100' x 100' x 100' x 100'
FINISHES: 100' x 100' x 100' x 100'
FINISHES: 100' x 100' x 100' x 100'

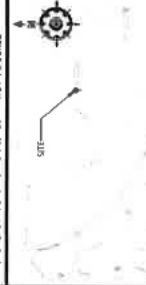
SHEET INDEX

ARCHITECTURAL: 100' x 100' x 100' x 100'
ENGINEERING: 100' x 100' x 100' x 100'
LANDSCAPE ARCHITECTURE: 100' x 100' x 100' x 100'

FIRE DEPT. NOTES

NOTE: FIRE DEPARTMENT ARE REQUESTED FOR THE AREA:
 1. FIRE DEPARTMENT ARE REQUESTED FOR THE AREA.
 2. FIRE DEPARTMENT ARE REQUESTED FOR THE AREA.
 3. FIRE DEPARTMENT ARE REQUESTED FOR THE AREA.
 4. FIRE DEPARTMENT ARE REQUESTED FOR THE AREA.
 5. FIRE DEPARTMENT ARE REQUESTED FOR THE AREA.

VICINITY MAP



PARCEL MAP

NOT TO SCALE



**FIRST FLOOR
DOOR AND FRAME SCHEDULE**

| NO. | TYPE | LOCATION | FINISH | SWING | REMARKS |
|-----|------|---------------|-------------|-------|------------------------------|
| 1 | DOOR | FRONT ENTRY | 6'0" x 2'0" | R | NEW 2x4 STUD WALL @ 16" O.C. |
| 2 | DOOR | REAR ENTRY | 6'0" x 2'0" | L | NEW 2x4 STUD WALL @ 16" O.C. |
| 3 | DOOR | KITCHEN ENTRY | 6'0" x 2'0" | R | NEW 2x4 STUD WALL @ 16" O.C. |
| 4 | DOOR | BEDROOM ENTRY | 6'0" x 2'0" | R | NEW 2x4 STUD WALL @ 16" O.C. |
| 5 | DOOR | BATH ENTRY | 6'0" x 2'0" | R | NEW 2x4 STUD WALL @ 16" O.C. |
| 6 | DOOR | PORCH ENTRY | 6'0" x 2'0" | R | NEW 2x4 STUD WALL @ 16" O.C. |

WINDOW SCHEDULE

| NO. | TYPE | LOCATION | FINISH | REMARKS |
|-----|--------|---------------|-------------|------------------------------|
| 1 | WINDOW | FRONT ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 2 | WINDOW | REAR ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 3 | WINDOW | KITCHEN ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 4 | WINDOW | BEDROOM ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 5 | WINDOW | BATH ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 6 | WINDOW | PORCH ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |

**SECOND FLOOR
DOOR AND FRAME SCHEDULE**

| NO. | TYPE | LOCATION | FINISH | REMARKS |
|-----|------|---------------|-------------|------------------------------|
| 1 | DOOR | STAIR ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 2 | DOOR | BEDROOM ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 3 | DOOR | BATH ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |

WINDOW SCHEDULE

| NO. | TYPE | LOCATION | FINISH | REMARKS |
|-----|--------|---------------|-------------|------------------------------|
| 1 | WINDOW | STAIR ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 2 | WINDOW | BEDROOM ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |
| 3 | WINDOW | BATH ENTRY | 6'0" x 2'0" | NEW 2x4 STUD WALL @ 16" O.C. |

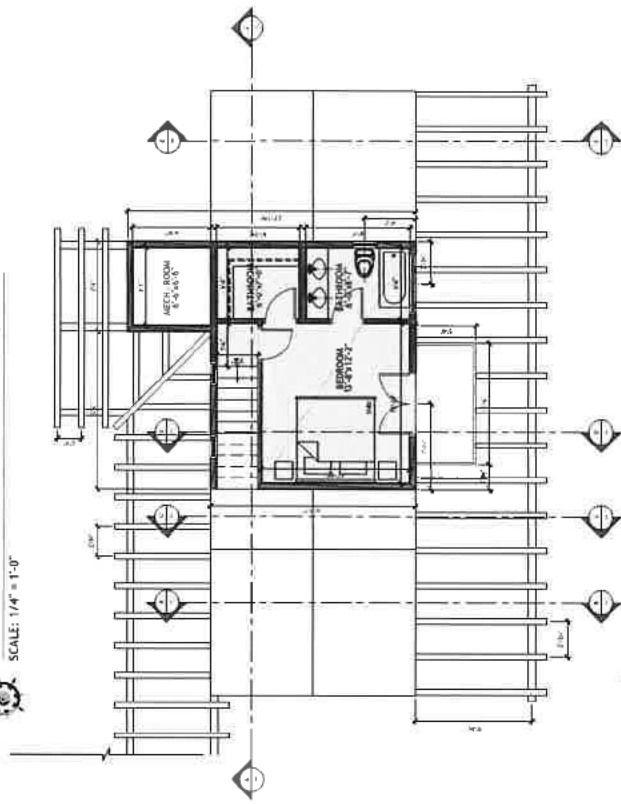
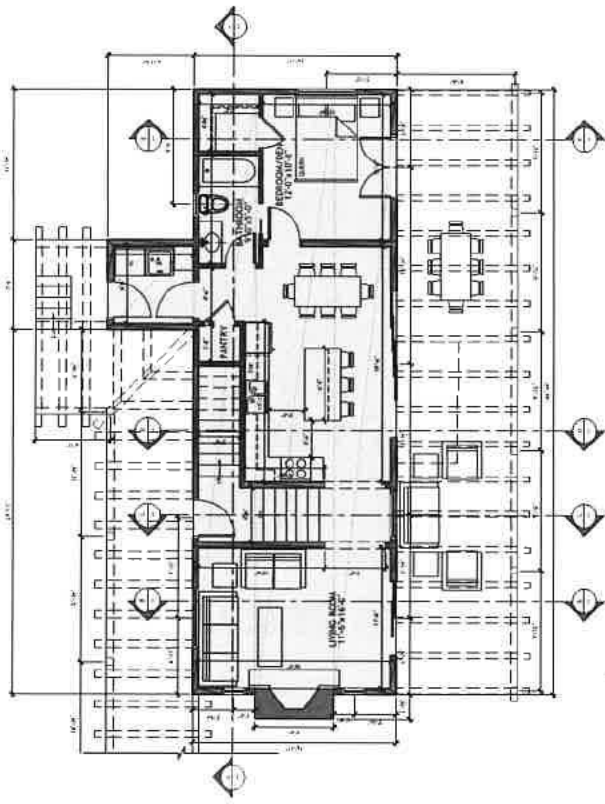
LEGEND

NEW 2x4 STUD WALL @ 16" O.C.

NEW 2x4 STUD WALL @ 16" O.C.

NOTE: ALL DIMENSIONS TO FACE OF FRAMING. DIMENSIONS ARE
ROUNDED TO THE NEAREST HALF INCH. VERIFY LAYOUT WITH
CLIENT AND ARCHITECT PRIOR TO CONCRETE POURING AND
FRAMING.

NOTE: VERIFY ANY ALL CONDITIONS PRIOR TO CONSTRUCTION.
NOTE: NOTIFY ARCHITECT OF ANY DISCREPANCIES



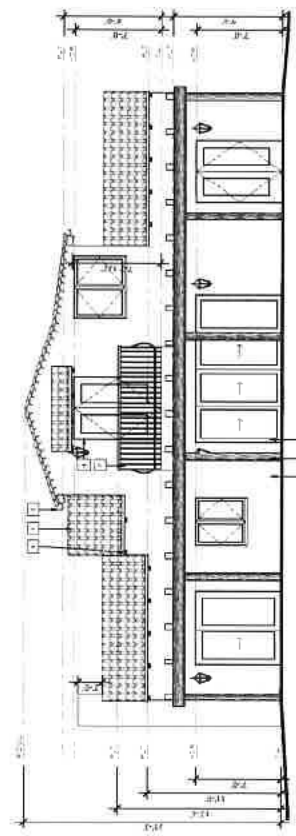
[illegible]

ELEVATION KEYNOTES

1. FINISHES TO MATCH EXISTING RESIDENCE.
2. MATERIALS TO MATCH EXISTING RESIDENCE.
3. DOORS AND WINDOWS TO MATCH EXISTING RESIDENCE.
4. DOORS AND WINDOWS TO MATCH EXISTING RESIDENCE.
5. EXTERIOR WALLS TO BE PAINTED TO MATCH EXISTING RESIDENCE.
6. EXTERIOR WALLS TO BE PAINTED TO MATCH EXISTING RESIDENCE.
7. THROUGH FINISHING TO MATCH EXISTING RESIDENCE.

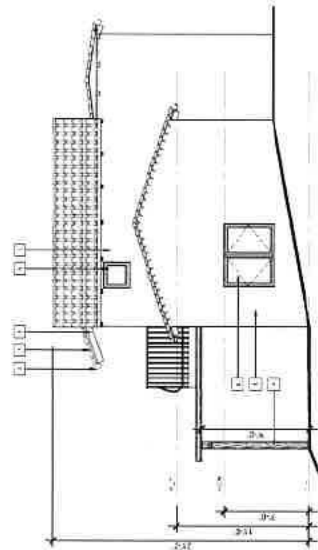
ELEVATION GENERAL NOTES

1. ALL MATERIALS TO MATCH EXISTING RESIDENCE. VERIFY ALL MATERIALS AND COLORS WITH OWNER. COLORS TO MATCH THE EXISTING RESIDENCE. AT DOOR SHALL BE 2X 6W. CEC 8 111.3
2. THE DEPTH OF LANDING AT DOOR SHALL BE 2X 6W. CEC 8 111.3

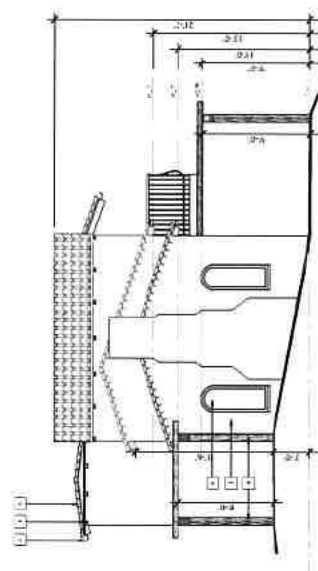


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

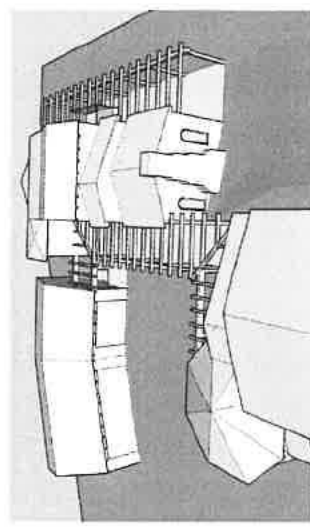
DRIVEWAY VIEW



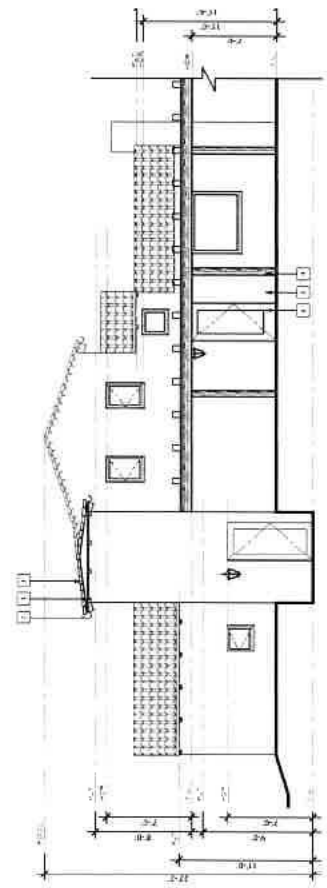
EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



AERIAL VIEW



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

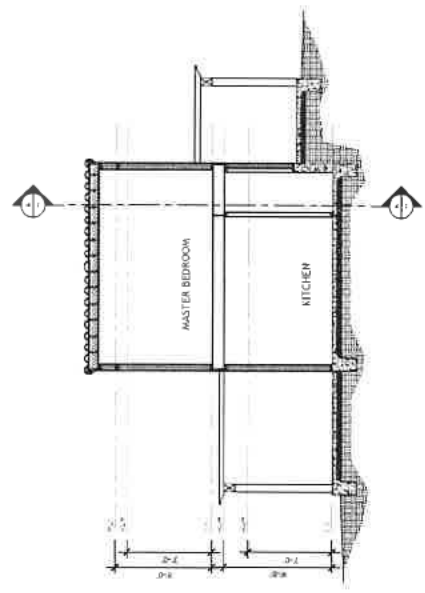
LOWER LEVEL

SECTION KEYNOTES

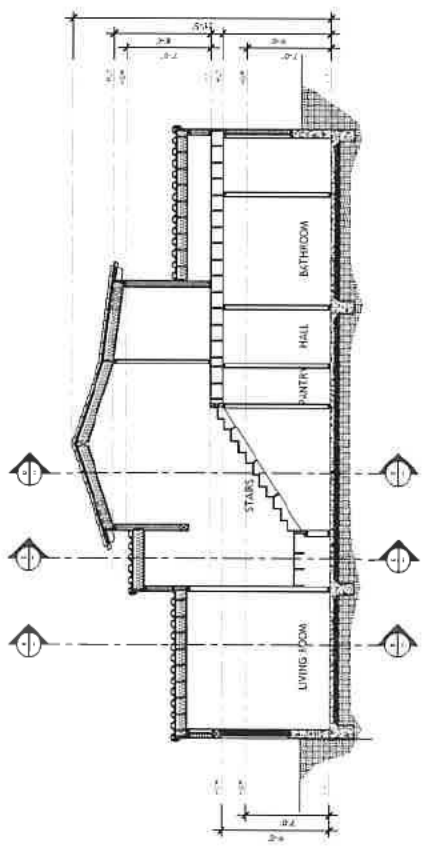
1. LEAVE A ROOFING TYPICAL TO MATCH EXISTENCE.
2. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
3. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
4. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
5. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
6. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
7. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
8. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
9. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
10. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
11. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.
12. DO NOT DIMENSION FOR THE LIGHTING FIXTURES.

SECTION GENERAL NOTES

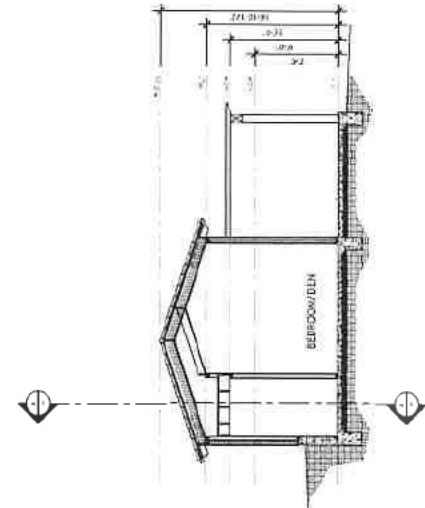
1. ALL MATERIALS TO MATCH EXISTING EXTERIOR. VERIFY ALL MATERIALS AND COLORS WITH OWNER. COLORS TO MATCH EXISTING.
2. THE DEPTH OF LAUNDRY AT BATH SHALL BE 10" MIN. CHECK WITH LOCAL TYPICAL FRAME FOR FOUNDATION DETAILS.
3. SEE TYPICAL 24 FOR FOUNDATION DETAILS.



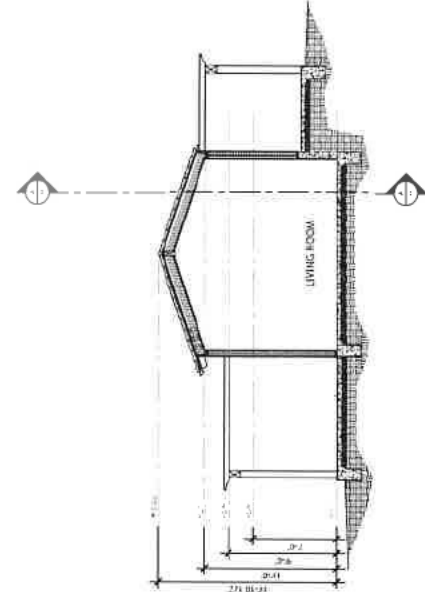
SECTION D
 SCALE: 1/4" = 1'-0"



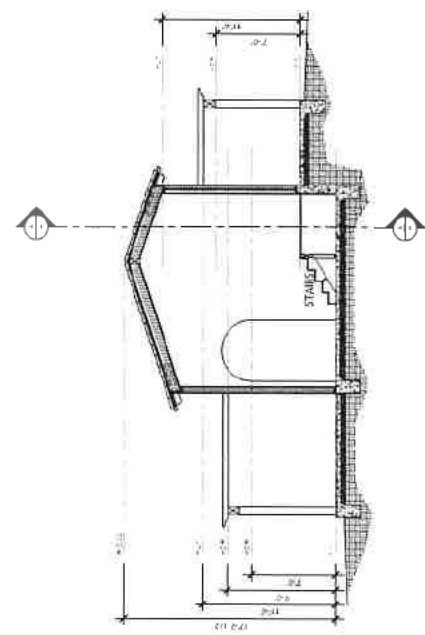
SECTION A
 SCALE: 1/4" = 1'-0"



SECTION E
 SCALE: 1/4" = 1'-0"



SECTION B
 SCALE: 1/4" = 1'-0"



SECTION C
 SCALE: 1/4" = 1'-0"

Review of Application for Will Serve Letter

Conversion of a permitted garage into a 480sf "Tiny Home" ADU for Property with Existing Meter at 815 W. Lomita Ave.

Proposal

The proposed project consists of converting an existing garage to a 480-sf permitted "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 0.23-acre parcel. APN: 017-0-241-31

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

Allocation Details:

- Allocation Case Identifier: AA-0903
- Allocation Category: 5/8" RES meter, 1 Parcel
- Parcel Size: 0.23 acre
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 115 HCF/yr
- Fixed Base Allocation Needed to Support "Tiny Home" ADU: 60 HCF/yr
- Deduction from Variable Allocation needed to Support "Tiny Home" 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: **45 HCF/yr**

Recommendation

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

- Letter applies only to the proposed "Tiny Home" ADU as described in the applicant-provided preliminary site plan with the file date 11-14-2023.
- 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.



Will-Serve/Proof of Service/New Meter Request

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: | 04- [REDACTED] |
| Name: | [REDACTED] |
| Company: | N/A |
| Mailing Address: | [REDACTED] |
| Phone Number: | [REDACTED] |
| Email Address: | [REDACTED]@gmail.com |

Project Information:

| | |
|----------------------------|--|
| New Meter Requested: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Assessor's Parcel #(s): | Parcel 2 of map 5177, book 58, pages 41 to 43 AP#: 017-0-241-310 |
| Service Address: | 815 W. Lomita Ave. |
| City, State, Zip code: | Ojai, CA 93023 |
| Planning Dept Case #: | C22-001419 |
| # of Existing Dwellings: | 2 |
| Date Dwellings Permitted: | Pending |
| Type of Construction: | <input type="checkbox"/> New Construction <input type="checkbox"/> Tenant Improvement <input checked="" type="checkbox"/> ADU <input type="checkbox"/> Other |
| Type of Use: | <input checked="" type="checkbox"/> Single Family Res <input type="checkbox"/> Multi-Family Res (# of dwellings _____) <input type="checkbox"/> Other |
| Project Dimensions (Sqft): | 480 |

Continued on Next Page



Will-Serve/Proof of Service/New Meter Request

Detailed Project Description:

Conversion of a 480 Sq Ft garage into an ADU.

*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 corresponding fees (listed below) for processing this request.

Applicant Signature

[Redacted Signature]

Date

11/14/2023

Fee Schedule

| | |
|--|--------------|
| Will-Serve & New Meter Requests - Administrative Fee | \$100 |
| Fire Flow Testing Fee | \$300 |
| Capital Improvement New Connection (5/8") | \$4,009.52 |
| Capital Improvement New Connection (1") | \$6,655.80 |
| Capital Improvement New Connection (1.5") | \$10,023.80 |
| Capital Improvement New Connection (2") | \$21,370.74 |
| Capital Improvement New Connection (3") | \$46,751.00 |
| Capital Improvement New Connection (4") | \$133,637.30 |

RANCHO OJAI

R. 23 W.

BOY LINE
FOREST LINE

Bk 10



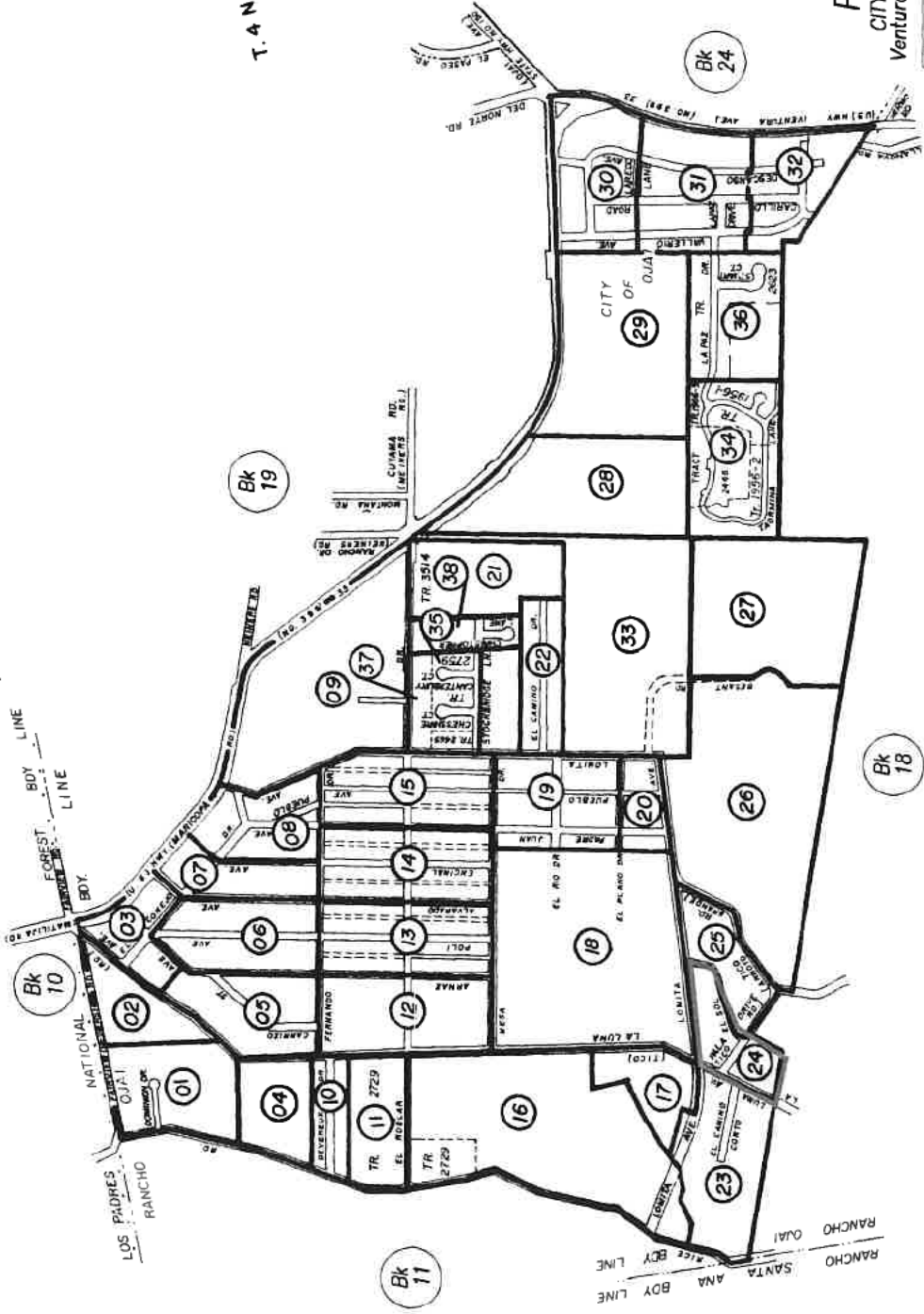
T. 4 N.

Bk 19

Bk 11

Bk 18

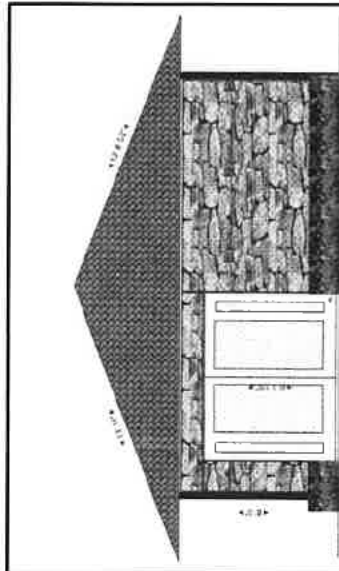
Bk 24



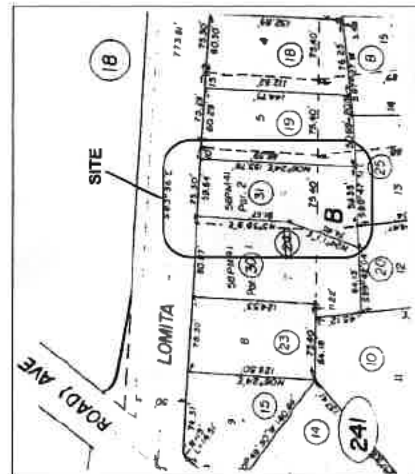
PAGE INDEX
CITY OF OJAI & VICINITY
Ventura County Assessor's Map.

| | | |
|---------|--------------|----------------------------------|
| DRAWN | REVISED | 7-22-2009 |
| REDRAWN | CREDITED | |
| INKED | PLOTTED | EFFECTIVE |
| | PREVIOUS Bk. | Portion By |
| | Compiled By | Ventura County Assessor's Office |

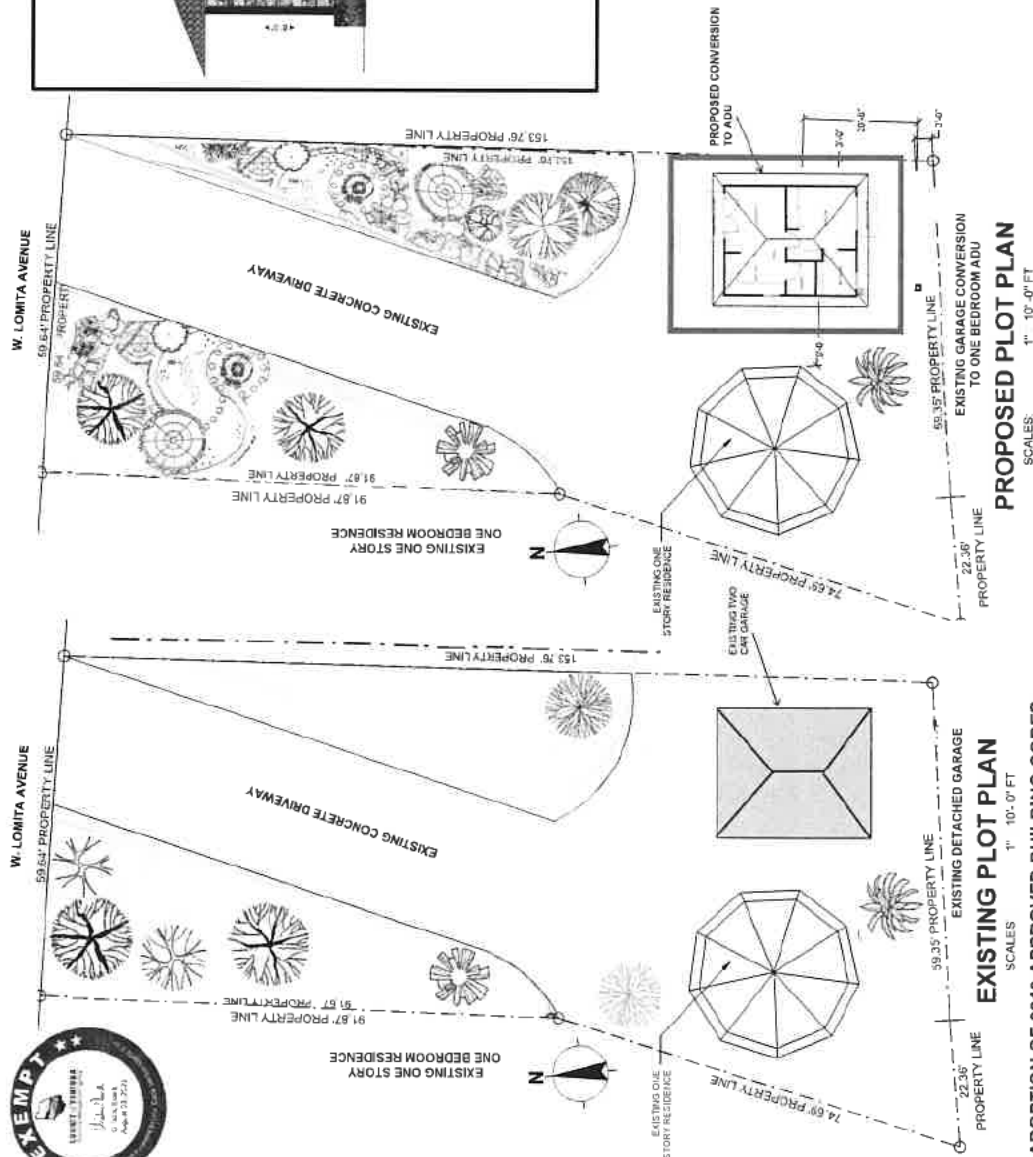
| | | | |
|---|--|---|--|
| DONALD BAUNE Space Planning, Project Management Update, Legalize, Obtain Permit Approval Collaborative Work / Interim with Licensed Architects & Engineers PROJECT DESIGNED BY: Don Baune, Contractor Chiraco, Peter Deulach DRAFTED BY: Donald Baune, Contractor Contact Person: Donald Baune Email: ddonaldbaune@gmail.com Cell No.: (310) 489-4095 Address: 25301 Felipe Ave., Lomita CA 90717 | | Project Location: 815W Lomita Ave., Ojai CA 93023 | |
| PROJECT APPLICATION: Detached Existing Two (2) Car Garage Conversion to an Accessory Dwelling Unit (ADU) | | CONTENTS: 1. Location Map 2. Vicinity Map | |
| Property Owners: Baune D J - Bush NE, TR 815W Lomita Ave., Ojai CA 93023 | | UNINCORPORATED AREA: Ventura County Assessor's Map | |
| Ventura County Planning Department DEPARTMENT OF PUBLIC WORKS | | FIRE DEPARTMENT | |
| SHEETA 1 OF 18 | | Project No.: _____ Date: _____ Reviewed copy of Plans by Owner is: _____ Signature: _____ Printed Name: _____ | |



SKETCH FRONT ELEVATION



VICINITY MAP



> None Provided

☒ 0 completed

● 0 completed 0 0 active

A notice was added to this record on 2019-03-19.
Condition: Dark Sky Overlay Zone Seventy: Notice
Total conditions: 1 (Notice: 1)

[View notice](#)

Help

Record type

Status

Opened Date

IN POSSESSION TIME (HIS)

Detailed Description

NEW SINGLE FAMILY DWELLING SITE BUILT MODULAR HOME 517 SF AND
DETACHED GARAGE 480 SQ FT

Fee History (10)

check spelling

Communications (0)

| Assigned to Department | Current Department | Assigned to Staff * | Current User | Assigned Date |
|------------------------|--------------------|---------------------|--------------|---------------|
| | | | | |

Select... --Select--

Expiration Date

Charged by O

Current Department

Closed Date

F51 Conviction Date

Project Name

Created By ACA

Lists (2)

nts (Di

Filter Name: Record Detail Form - Building

