



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

June 20, 2025, at 9:30 a.m. at District Office

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

<https://meet.goto.com/891447309>

You can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 891-447-309

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. New Service Request: W. El Roblar – Empty Parcel (APN 017-0-121-24)
- b. New Service Request (x2): N. Alvarado & W. El Roblar – Empty Parcels (APNs 017-0-143-02 & 017-0-143-01)
- c. New Service Request & Allocation Adjustment: W. El Roblar – Empty Parcel (017-0-160-15)

### **D. Adjourn**



## 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:	01-40700-02
Name:	Paul H [REDACTED]
Company:	[REDACTED]
Mailing Address:	1 [REDACTED], Ojai CA 93023
Phone Number:	[REDACTED]
Email Address:	[REDACTED]@gmail.com

### Project Information:

New Meter Requested:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Assessor's Parcel #(s):	017012150 Correct APN 017012124
Service Address:	0 W El Roblar Dr
City, State, Zip code:	Ojai, CA 93023
Planning Dept Case #:	[REDACTED]
# of Existing Dwellings:	0 Date Dwellings Permitted: 0
Type of Construction:	<input type="checkbox"/> New Construction <input type="checkbox"/> Tenant Improvement <input type="checkbox"/> ADU <input checked="" type="checkbox"/> Other
Type of Use:	<input type="checkbox"/> Single Family Res <input type="checkbox"/> Multi-Family Res (# of dwellings _____) <input checked="" type="checkbox"/> Other
Project Dimensions (Sqft):	tbd

Continued on Next Page



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

### Detailed Project Description:

We have a water meter at our adjacent property, but are trying to determine what to do with the vacant lot and our ability to get a water meter will obviously impact that decision. There are no plans in place for development. Lot is zoned CPD.

*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**

Feb 3, 2025

### 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



1/1

2016 Eagle Aerial Data

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
1159	17012124	5501	3034	0	0	0	0	0	450	2018	0	0	0

Irrigable Area 2467

Variable Allocation	5000x15 gal =	37009 gal
	Variable	49 units
	Fixed	0 units

W. Lomita - empty parcel next to Hageman (old Roland's smog)



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

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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 \_\_\_\_\_) ☒ Mixed Use

Project Dimensions (Sqft):

Continued on Next Page



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

### Detailed Project Description:

New Residence - Size TBD

*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 Signatur**

**Date**

[Redacted Signature]

June 4, 2025

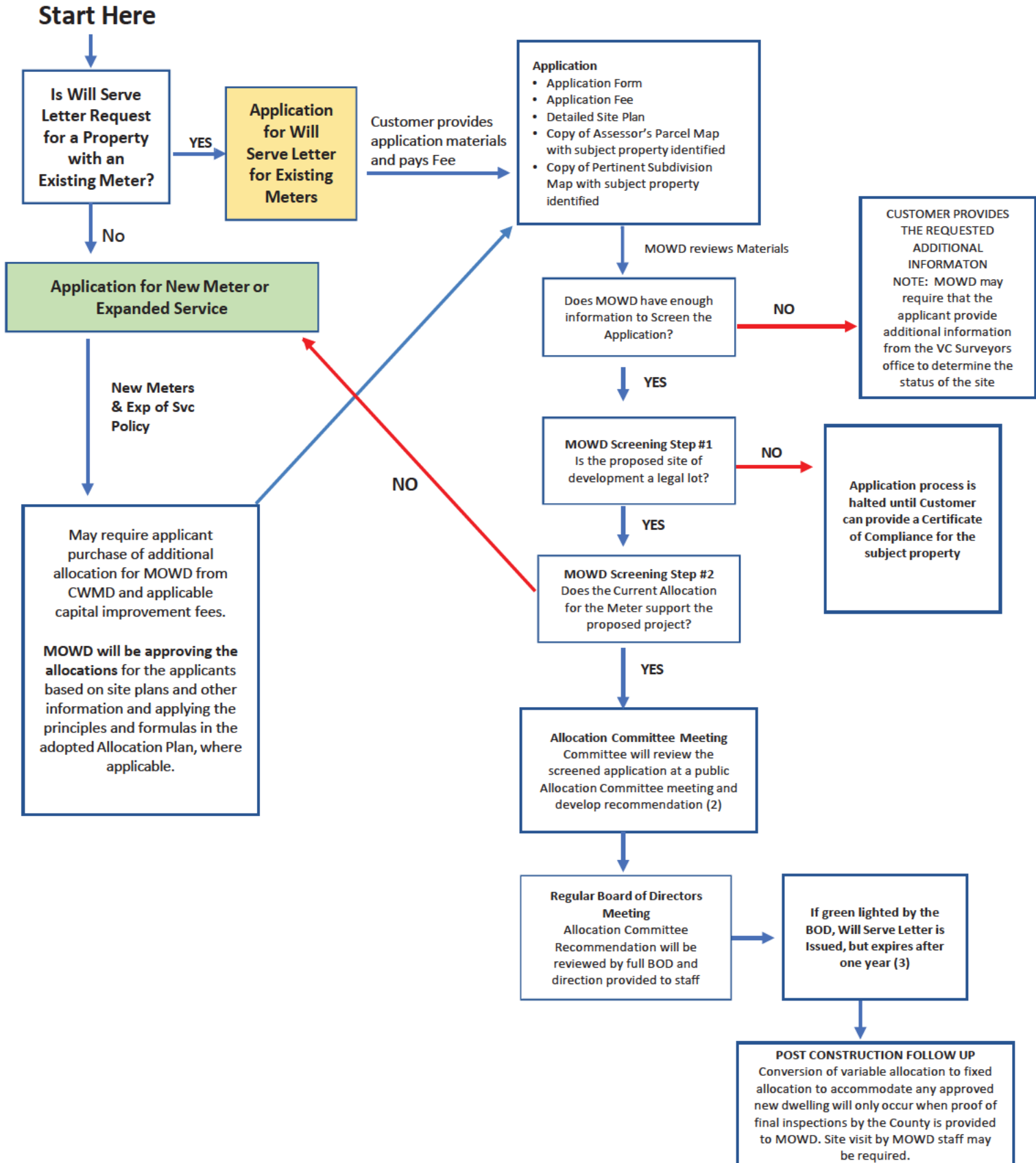
### Fee Schedule

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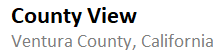
# Will Serve Letter/New Meter Application Procedures

2023



- 1) Administrative Fee of \$100 will be charged for all new meter and will serve requests.
- 2) Among considerations for ADUs will be whether the proposed ADU is on the same legal lot as the principal dwelling. If not, project leads to potential for requirement for new meter if legal lot with ADU comes under different ownership. At a minimum, in such cases, a Will Serve Letter will include language providing fair warning to the applicant of MOWD's no-wheeling policy.
- 3) At MOWD's discretion, the expiration date for Will Serve Letters may be extended upon MOWD's review of evidence of satisfactory efforts toward project implementation.





### Property Identification

APN Suffix: 0

**Acreage:** 0.2500

- [View Assessor Map](#)

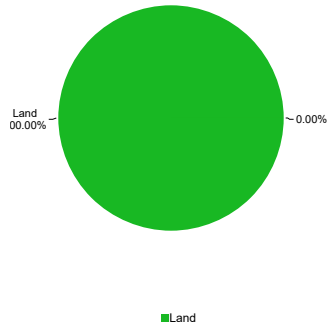
### Parcel Description

Map Number:

## Parcel Reports



Land and Improvement Values



[illegible]



### Allocation Adjustment Request Form

The Meiners Oaks Water District's Allocation Program and Water Shortage Contingency Plan are designed to serve as tools to help meet State mandated reduction measures and help manage our local supply. If you believe that your allocation is not set at an appropriate amount and should be adjusted for the reasons stated below, you must complete this form. Adjustments may be approved subject to verification and periodic review by MOWD staff. Allocation adjustments are based on Stage 1 drought conditions and are subject to further limits due to drought conditions. Adjustment requests will be reviewed by MOWD staff and the Board.

NAME: \_\_\_\_\_ Account Number: \_\_\_\_\_

Email: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_ Other: \_\_\_\_\_

Service address: \_\_\_\_\_

Mailing address: (If different from service address): \_\_\_\_\_

I have read the Allocation Adjustment Guidelines (on back page) and request an adjusted water allocation for the following reason(s):  
Please explain reason(s) below; attach any additional sheets if needed. An inspection of your property will be required for verification.

*Note: Submissions with incomplete information or missing documentation(s) will be returned to the applicant. Approval of an allocation adjustment does not constitute a release from conserving in your home, and penalties may be incurred if you exceed your water allocation. Processing may take 60 days. MOWD will respond to your request in writing. If approved, the new allocation will apply to start with the next bill cycle. For questions, call (805) 646-2114.*

All applications can be sent to: Meiners Oaks Water District, 202 W. El Roblar, Ojai Ca, 93023 (Fax) 805-646-2297 or by Email: [justin@meinersoakswater.com](mailto:justin@meinersoakswater.com)

I have completed this form and affirm that I am the above account holder and that the information contained herein, including attachments, is complete and accurate. I further understand that all variances are subject to change, and I may be liable for back charges for providing false information.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Do not write below this line (District use only) -----

Date received: \_\_\_\_\_ Current Allocation: \_\_\_\_\_ Documentation submitted: \_\_\_\_\_

## **Guidelines for Adjustment**

### **1. General Information**

1. Customers are responsible for requesting an allocation adjustment in writing to MOWD.
2. All documentation is subject to verification and review by MOWD staff.
3. Once verification is completed and the request is approved, the new allocation will be applied to the following billing cycle and will not be retroactive.
4. Refusal or failure of the applicant to provide acceptable documentation to and requested by MOWD may result in denial or revocation of the request.
5. Any requests related to water waste will not be accepted.
6. Variance applications may be subject to annual review.

### **2. Relevant factors that may qualify for allocation adjustments**

1. Livestock (15 gallons of water per day per animal weighing more than 100 pounds)
2. Licensed Care facility (Adult or Child) operating 24/7
3. Correction of irrigable area (sqft)
4. Correction of the number of dwelling units on a property

### **Before submitting an application, please read the following:**

Information contained on the application form is subject to an audit (MOWD reserves the right to audit applications). As an applicant subject to an audit, you must agree to: Provide documentation to support claims. If information supplied in the application is false, the fees and charges will be adjusted retroactively to the date of the application, and penalty fees may apply. Appropriate fees and charges will be added to the next water service bill for the address on the application.

**Griffin Barkley, HKC El Roblar Llc**

1921 Meiners Rd

Ojai, CA 93023

griffinbarkley@gmail.com

805.797.2417

**June 9, 2025**

Dear Mr. Martinez,

I hope this letter finds you well. I'm writing to formally request a change in the classification of the water meter for our property from *residential* to *agricultural*. If possible, I would like to request 2 meters (residential and agricultural) as we are hoping build a small facility on site for the Farmhand Foundation. In addition, I would like to request an increase in our annual water allocation to **15 acre-feet**.

Beginning this year, the farm will be leased and operated by the **Farmhand Foundation**, a nonprofit organization dedicated to supporting and advancing sustainable agriculture in the Ojai Valley. The property will be used as an **innovation and trial farm**, focused on testing cropping systems that are specifically designed to:

- Conserve water
- Enhance biodiversity
- Improve soil health

Our approach prioritizes high-value, resilient crops that are well-suited to local conditions and organic production methods. The intention is to generate new opportunities for diversification that can benefit the broader farming community.

This shift to a research-driven agricultural model will not only support water-wise practices but also create educational and economic value for local farmers by sharing results and techniques tested on-site.

We appreciate your consideration of this request, and I'd be happy to provide any additional information needed to support this transition.

Sincerely,

**Griffin Barkley**

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## **The Farmhand Foundation**

The Farmhand Foundation is a nonprofit organization based in the Ojai Valley dedicated to supporting small to mid-scale farmers, strengthening local food systems, and cultivating community resilience through innovation, storytelling, and direct support.

Founded in 2023 by Tractor Beverage Company in response to the growing challenges faced by farmers - ranging from economic pressures to environmental threats - Farmhand has become a trusted advocate for resilient agriculture in Ventura County. The organization works to ensure farmers prosper, ecosystems thrive, and organic and regenerative markets expand.

Farmhand's core programs include farmer support and innovation, technical assistance, soil health and ecosystem solutions and monitoring, community engagements, and partnerships that promote regenerative practices, food sovereignty, and storytelling. Guided by the belief resilient communities are rooted in healthy relationships with the land and those who tend it, Farmhand continues to nurture a vibrant, interconnected food for Ventura County and beyond.

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Good morning,

I hope all is well!

Thank you for getting back to me with the Participation Agreements! I've gone ahead and enrolled your parcel in VCAILG and linked the Farmhand Foundation as the growing and billing party.

Below are your login credentials for Clearwater, our online compliance tracking portal:

- <https://clearwater.vcailg.org/>
- VCAILG ID: 505123
- Password: 505123935f5d

Since you have delegated the growing and billing responsibilities to the Farmhand Foundation, there is no further action required on your end. I'll reach out to the grower regarding next steps to get the parcel up to speed on a few compliance responsibilities.

If you have any questions, please feel free to reach out!

Best regards,

**Danielle Padilla**

*VCAILG Outreach Coordinator*  
Farm Bureau of Ventura County  
805-289-0155





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

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4. Documentation of existing permitted dwellings on the property.

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### Applicant Information:

Account Number:	01-50020-04	Owner Email:	[REDACTED]@gmail.com
Property Owner:	HKC El Roblar, llc		
Company/Name:	Griffin [REDACTED]		
Mailing Address:	[REDACTED] Ojai CA 93023		
Phone Number:	[REDACTED]		
Email Address:	[REDACTED]@gmail.com		

### Project Information:

New Meter Requested:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Assessor's Parcel #(s):	017-0-160-150	
Service Address:	930 W El Roblar	
City, State, Zip code:	Ojai, CA 93023	
Planning Dept Case #:	[REDACTED]	
# of Existing Dwellings:	0	Date Dwellings Permitted: [REDACTED]
Type of Construction:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Tenant Improvement <input type="checkbox"/> ADU <input checked="" type="checkbox"/> Other	
Type of Use:	<input type="checkbox"/> Single Family Res <input type="checkbox"/> Multi-Family Res (# of dwellings _____) <input type="checkbox"/> Other	
Project Dimensions (Sqft):	TBD	

Continued on Next Page



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

### Detailed Project Description:

Beginning this year, the farm will be leased and operated by the Farmhand Foundation, a nonprofit organization dedicated to supporting and advancing sustainable agriculture in the Ojai Valley. The property will be used as an innovation and trial farm, focused on testing cropping systems that are specifically designed to:

Conserve water

Enhance biodiversity

Improve soil health

Our approach prioritizes high-value, resilient crops that are well-suited to local conditions and organic production methods. The intention is to generate new opportunities for diversification that can benefit the broader farming community.

This shift to a research-driven agricultural model will not only support water-wise practices but also create educational and economic value for local farmers by sharing results and techniques tested on-site.

In addition to the farming we are hoping to build a structure or two on site that would support the work that the Farmhand Foundation is doing. In addition to the buildings we will have farm supportive structures such as storage and barn for equipment and materials.

*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**

**Date**

[Redacted Signature]

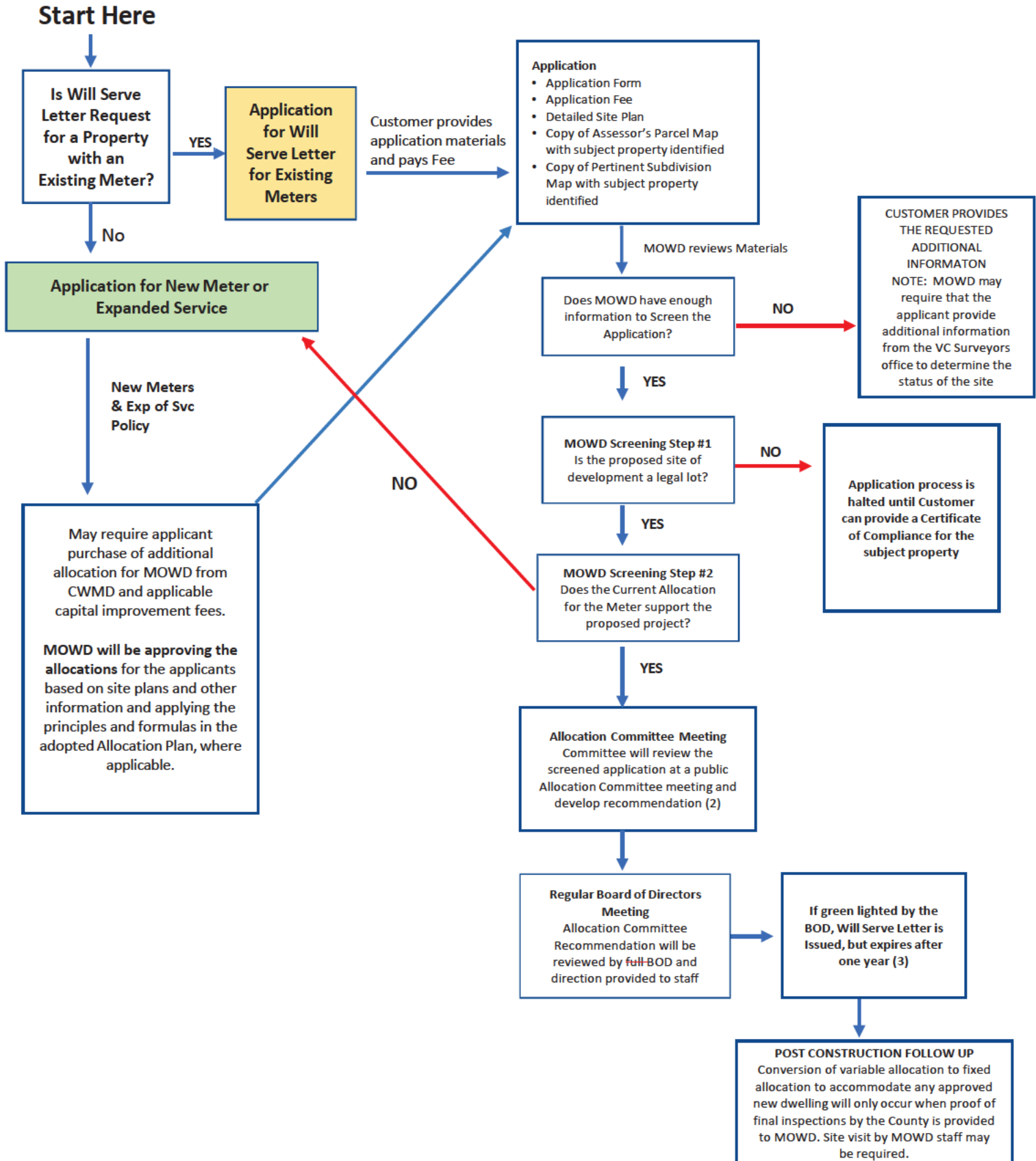
6/17/25

### Fee Schedule

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2023



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- 3) At MOWD's discretion, the expiration date for Will Serve Letters may be extended upon MOWD's review of evidence of satisfactory efforts toward project implementation.



LEGAL DESCRIPTION:

Parcel 2 as shown on Lot Line Adjustment Parcel Map Waiver No. 724, as evidenced by document recorded October 12, 1994 as Instrument No. 94-164444 of Official Records, being more particularly described as follows:

That portion of Tract 7, Bard Subdivision of the Rancho Ojai, in the unincorporated territory of the County of Ventura, State of California, as per map recorded in Book 5, Page 25-1/2 of Miscellaneous Records (Maps) of said County, described as follows:

Beginning at the intersection of the centerline of La Luna Avenue, 50.00 feet wide, formerly known as Tico Road, and the centerline of El Roblar Drive, 50.00 feet wide; thence along said centerline of La Luna Avenue,

1st: South 12° 28' 32" West 766.85 feet; thence,

2nd: North 77° 31' 00" West 618.51 feet to a point in a line parallel to and 44.00 feet easterly of, measured at right angles, the Southerly prolongation of the Easterly line of Lot 7 of said Tract No. 2729; thence along said parallel line,

3rd: North 12° 02' 00" East 766.87 feet to the intersection of said parallel line with the centerline of said El Roblar Drive; thence along said centerline,

4th: South 77° 31' 00" East 624.28 feet to the point of beginning.

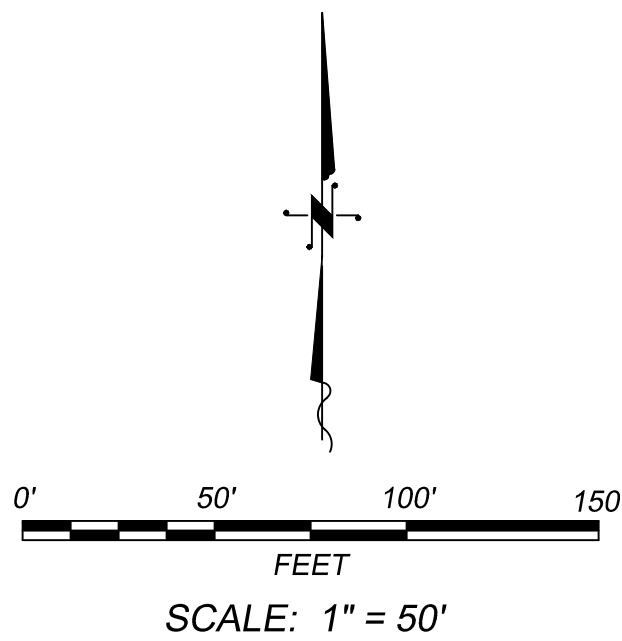
Assessor's Parcel No.: 017-0-160-150

NOTES:

- 1) Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- 2) The boundary shown hereon is based upon the recorded deed and record maps. This survey does not constitute a boundary establishment survey and is for general reference of site conditions and limits. Due to the lack of existing monumentation per the record map, alternate solutions may exist for the boundary shown hereon. The boundary survey shown hereon is a preliminary survey for examination purposes only, as noted in the California Land Surveyor's Act, Section 8761(c). Upon the request of the client or any governmental agency, additional boundary and monument recovery may be necessary in order to file a Corner Record or Record of Survey with the local agency.
- 3) No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency.
- 4) The aerial image is shown for reference purposes only.

LEGEND:

- Electrical Box
- Fire Hydrant
- Gas Valve
- Guy Wire
- Hosebib
- Light Standard
- Power Pole
- Sewer Manhole
- Storm Drain Manhole
- Water Meter
- Water Valve
- Chainlink Fence
- Electrical Line
- Gas Line
- Overhead Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Water Line
- Wood Fence



HENRY LAND SURVEYING  
JEREMY HENRY - LAND SURVEYOR  
619 Crestview Drive, Ojai, CA, 93023  
jeremyhenry1118@gmail.com  
(805) 216-6124



HORIZONTAL DATUM: NAD 83, ZONE 5, US SURVEY FEET  
VERTICAL DATUM: NAVD 88

DATE OF SURVEY: JULY 1, 2020  
CONTOUR INTERVAL = 1 FOOT  
DRAWN BY: JEREMY HENRY, LS 8135

APN 017-0-160-150  
EL ROBLAR & LA LUNA  
OJAI, CALIFORNIA

SHEET 1  
OF 1  
JOB NO.  
20-75



LEGAL DESCRIPTION:

Parcel 2 as shown on Lot Line Adjustment Parcel Map Waiver No. 724, as evidenced by document recorded October 12, 1994 as Instrument No. 94-164444 of Official Records, being more particularly described as follows:

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3rd: North 12° 02' 00" East 766.87 feet to the intersection of said parallel line with the centerline of said El Roblar Drive; thence along said centerline,

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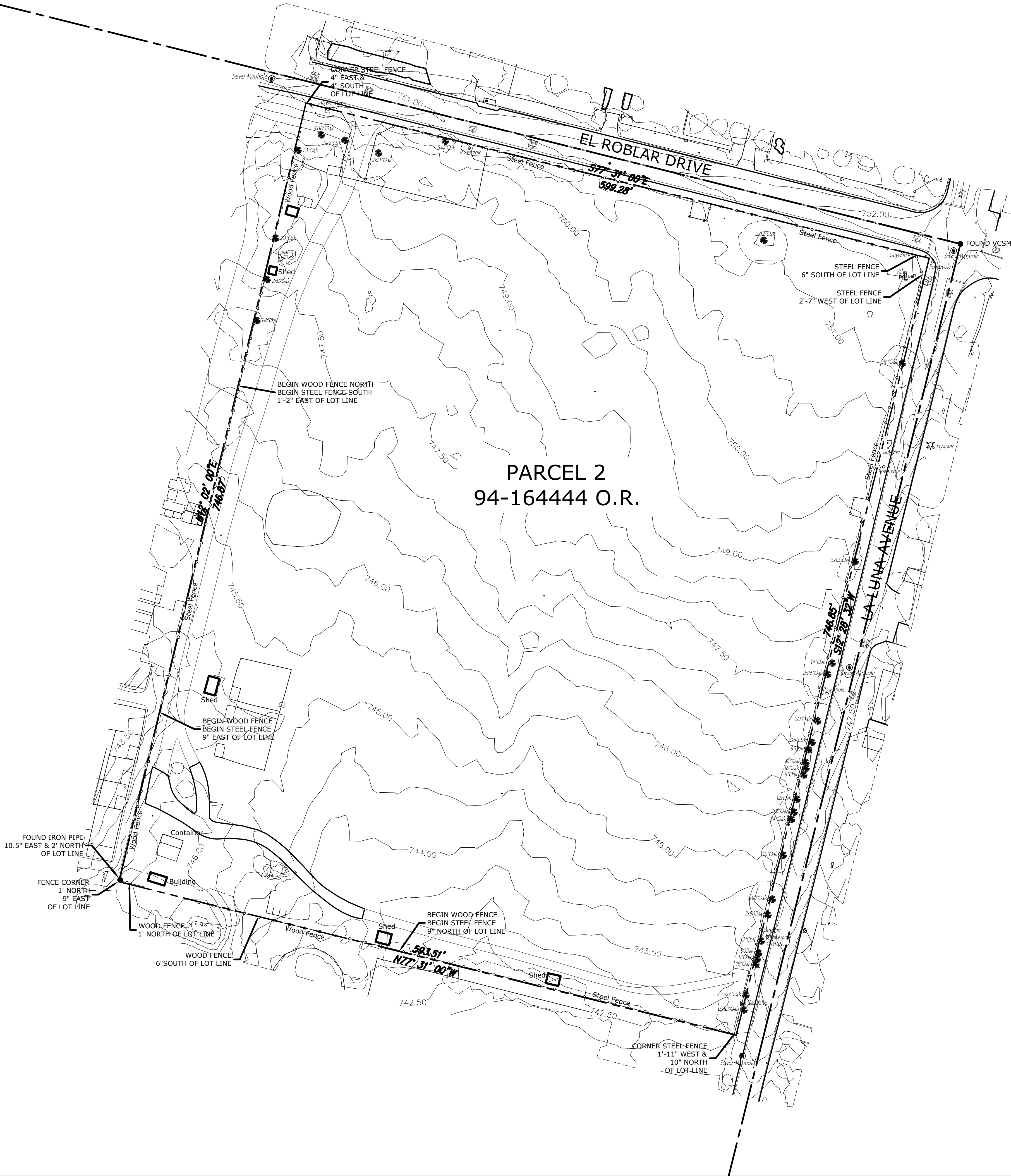
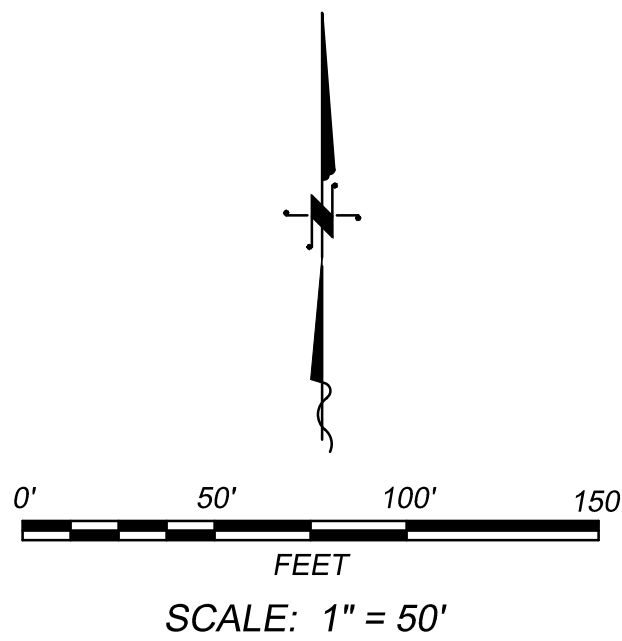
Assessor's Parcel No.: 017-0-160-150

NOTES:

- Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey was prepared without the benefit of a preliminary title report unless specified, and if any easements exist, they are not shown unless specified on the survey. No abstract of title, nor title commitment, or results of a title search were furnished to the Surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed parcel of land. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The boundary shown hereon is based upon the recorded deed and recorded maps. This survey does not constitute a boundary establishment survey and is for general reference of site conditions and limits. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments. A full and resolved boundary survey was not performed for this project. Due to the lack of existing monumentation per the record map, alternate solutions may exist for the boundary shown hereon. The boundary survey shown hereon is a preliminary survey for examination purposes only, as noted in the California Land Surveyor's Act, Section 8761(c). Upon the request of the client or any governmental agency, additional boundary and monument recovery may be necessary in order to file a Corner Record or Record of Survey with the local agency.
- No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown. Tree line canopies are pictorial and may not reflect true driplines.
- The aerial image is shown for reference purposes only.
- Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 8135.

LEGEND:

- Electrical Box
- Fire Hydrant
- Gas Valve
- Guy Wire
- Hosebib
- Light Standard
- Power Pole
- Sewer Manhole
- Storm Drain Manhole
- Water Meter
- Water Valve
- Chainlink Fence
- Electrical Line
- Gas Line
- Overhead Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Water Line
- Wood Fence



Signature of Jeremy Henry

HENRY LAND SURVEYING INC.  
JEREMY HENRY - LAND SURVEYOR  
619 Crestview Drive, Ojai, CA, 93023  
jeremyhenry1118@gmail.com  
(805) 216-6124



HORIZONTAL DATUM: NAD 83, ZONE 5, US SURVEY FEET  
VERTICAL DATUM: NAVD 88

DATE OF SURVEY: OCTOBER 18, 2021  
CONTOUR INTERVAL = 1 FOOT  
DRAWN BY: JEREMY HENRY, PLS 8135

APN 017-0-160-150  
EL ROBLAR & LA LUNA  
OJAI, CALIFORNIA  
TOPOGRAPHIC MAP

SHEET 1  
OF 1  
JOB NO.  
20-75

[illegible]