MEINERS OAKS WATER DISTRICT
VENTURA COUNTY SINCE 1949
(805) 646-2114
202 WEST EL ROBLAR DRIVE

New Meters, Allocations & Expansion of Services Committee Agenda

October 13, 2022 at 3:00 p.m.

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/293647437

You can also dial in using your phone.
United States (Toll Free): 1 877 309 2073
Access Code: 293-647-437

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.** Discuss customer access to Casitas water in relation to the draft "New Meters and Expansion of Services"
- **b.** Will-Serve Letter Requests – Attachments
  - i. Discuss adding property dwelling assessments to will-serve letter process
  - ii. 256 N. Alvarado
  - iii. 329 Carrizo
  - iv. 565 Pala
  - **v.** 235 N. La Luna

D. Adjourn

Review of Application for Will Serve Letter

Garage Conversion to ADU for Property with Existing Meter at 256 N. Alvarado.

Proposal

The proposed project consists of converting an existing garage to a 585 sqft 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 0.20-acre parcel.

Screening Step 2. Will the current allocation support an ADU? NO

Allocation Details:

- Allocation Case Identifier: AA-0322
- Allocation Category: 1" RES meter, 1 Parcel
- Parcel Size: 0.20 acre (8,712 sq ft)
- Current base Fixed allocation: 120 HCF/yr
- Current base Variable allocation: 112 HCF/yr (Stage 3 = 78 HCF/yr)
- *Fixed base allocation needed to support existing ADU*: 84 HCF/yr
- *Deduction from base variable allocation needed to Support existing ADU through drought stages*: 100 HCF/yr
- *Adjusted allocation to account for existing ADU, not Including proposed 2nd ADU:*
    - *Adjusted Base Fixed: 204 HCF/yr*
    - *Adjusted Base Variable: 112 - 100 = 12 HCF/yr*
- *Fixed base allocation needed to support new (2nd) ADU: 84 HCF/yr*
- *Deduction from base variable allocation needed to support new ADU through drought stages: 100 HCF/yr*
    - *Adjusted base fixed allocation with 2nd ADU: 204 + 84 = 288 HCF/yr*
    - *Adjusted Base Variable with 2nd ADU: 12 - 100 HCF/yr = -88 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: **288 HCF/yr (Primary Dwelling + 2 ADUs)**
- New Base Variable Allocation: **-88 HCF/yr**

Recommendation

The District was not aware of the existing ADU, the existing allocation only accounted for one dwelling and the customer has not been billed the monthly water availability charge for the existing ADU. The base allocation for this property barely supports the existing ADU, there Is not adequate variable allocation for a 2nd ADU.

- Letter applies only to the proposed ADU as described in the applicant-provided preliminary site plan with the file date 09-30-2022
- 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.

MEINERS OAKS WATER DISTRICT
(805) 646-2114

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 Alary

Company: Steve Alary's Permit Service

Mailing Address: [redacted] Ventura 93004

Phone: 805 [redacted]

Email: [redacted] gmail.com

Project Information:

Assessor's Parcel Number: 017 0 071380

Service Address: 256 N. Alvarado Stree7

City, State, Zip Code: Meiners Oaks 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:

Convert existing garage to an 858 square foor ADU

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.*

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

MEINERS OAKS WATER DISTRICT
(805) 646-2114

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

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

Applicant Signature **Date**

[redacted] September 30,20

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.

SW-1
COUNTY OF VENTURA
STORMWATER QUALITY MANAGEMENT PROGRAM

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION (ONE PAGE)

Certification

Name Ray Ames Title Designer

Foothill Design Group, LLC

Signature Ray Ames Date 9.5.22

Name Ray Ames Title Designer

Foothill Design Group, LLC

Signature Ray Ames Date 9.5.22

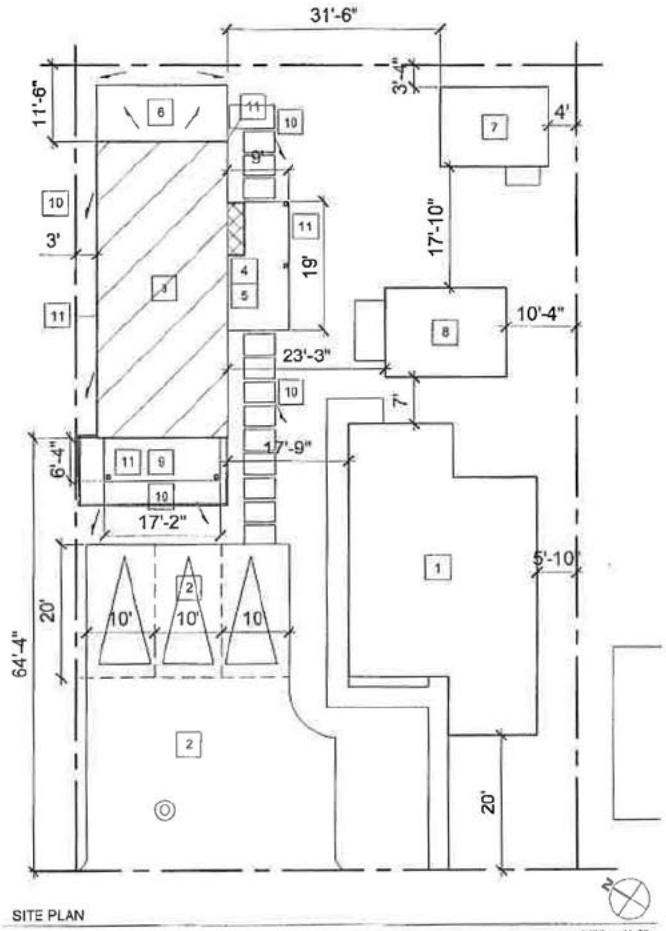
KEYED NOTES

1. (E) RESIDENCE #1
2. (E) SINGLE (NAT) PARKING SPACES
3. (E) GARAGE / ADU CONVERSION
4. (N) PROPOSED ADU ENTRY ADDITION
5. (N) ENCLOSED CONVERSION POINTS
6. (N) REAR PATIO
7. (E) RESIDENCE #2
8. (E) TOOL SHED
9. (N) COVERED PORCH
10. (N) FULL PUBLIC (E) BLOCKED
11. ADD 1' FULL FOR EVERY FOOT FROM THE STRUCTURE
12. 6" GUTTERS / DOWNSPOUTS - DRAIN TO (E) YARD DRAIN & ONCE TO STREET

KEYED NOTES

1. NO GRADING IS REQUIRED

SIGNED
NATHAN E. SALMONS
Ray Ames



SITE PLAN

1/8" = 1'-0"

BEST MANAGEMENT PRACTICES

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

2019 VENTURA COUNTY BUILDING CODE / ORDINANCES
2019 CALIFORNIA GREEN BLDG STAND CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA TITLE 24

PROJECT SCOPE

CONVERSION OF (E) GARAGE INTO A (N) ACCESSORY DWELLING UNIT & PROPOSED ENTRY ADDITION / ENTRY WAY COVER & PROPOSED FRONT PATIO COVER.

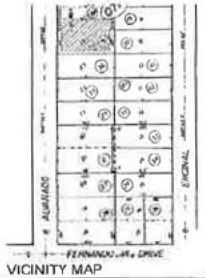
PROJECT INFORMATION

SITE ADDRESS:	256 N. ALVARADO AVE, OJAI, CA
OWNER/AGENTS:	OJAI EL ROBLAR LLC JOSH RABINOWITZ, MGR 1201 ANACAPA STREET, 2ND FLR SANTA BARBARA, CA 93101 (805) 962-1401
APN	019-0-171-08
LEGAL DESC	PARCEL B - PM 8
LOT SIZE	.25 ACRE
ZONE	R1B
OCCUPANCY:	R-3
CONST TYPE:	TYPE V B
NO. STORIES:	1
FIRE ELVE/RLV AREA	YES
FIRE SPRINKLERS:	NO
(E) AREAS	SF
(E) RESIDENCE #1	875
(E) RESIDENCE #2	224
(E) TOOL SHED:	140
(E) GARAGE / CONV. (ADU CONVERSION)	859
(N) ADU ENTRY ADDITION	78
(N) ADU AREA TOTAL:	871
ADU ENTRY PORCH	151
ADU SECOND PORCH	104

LOT COVERAGE:
(E) TOTAL AREA 2,298
2298/8712 = .26
(N) TOTAL AREA 2,329
2329/8712 = .28

SHEET INDEX

T-0	COVER SHEET, SITE PLAN, PROJECT INFO VICINITY MAP
T-1	CONST NOTES
T-2	CONST NOTES
A-1	EXIST FLOOR PLAN NEW ADU FLOOR PLAN
A-2	ELEVATIONS
A-3	ROOF PLAN & CROSS SECTIONS
A-4	DRAWING SUBSET PER PLAN
E-1	ELECTRICAL / MECHANICAL PLAN DOOR & WINDOW SCHEDULES
S-0	STRUCTURAL COVER SHEET NOTES
S-1	FOUNDATION PLAN, ROOF FRAMING PLAN
S-2	STRUCTURAL DETAILS
EN-1	TITLE 24 FORMS
EN-2	TITLE 24 NOTES
GRN1	GREEN BUILDING NOTES



VICINITY MAP

ft h ill.
FOOTHILL DESIGN GROUP

COVER SHEET
PROJ INFO
SITE PLAN
VIC MAP

256 N. ALVARADO AVENUE

OJAI EL ROBLAR LLC
JOSH RABINOWITZ, MGR
1201 ANACAPA ST., 2ND FLR
SANTA BARBARA, CA 93101

OJAI, CALIFORNIA

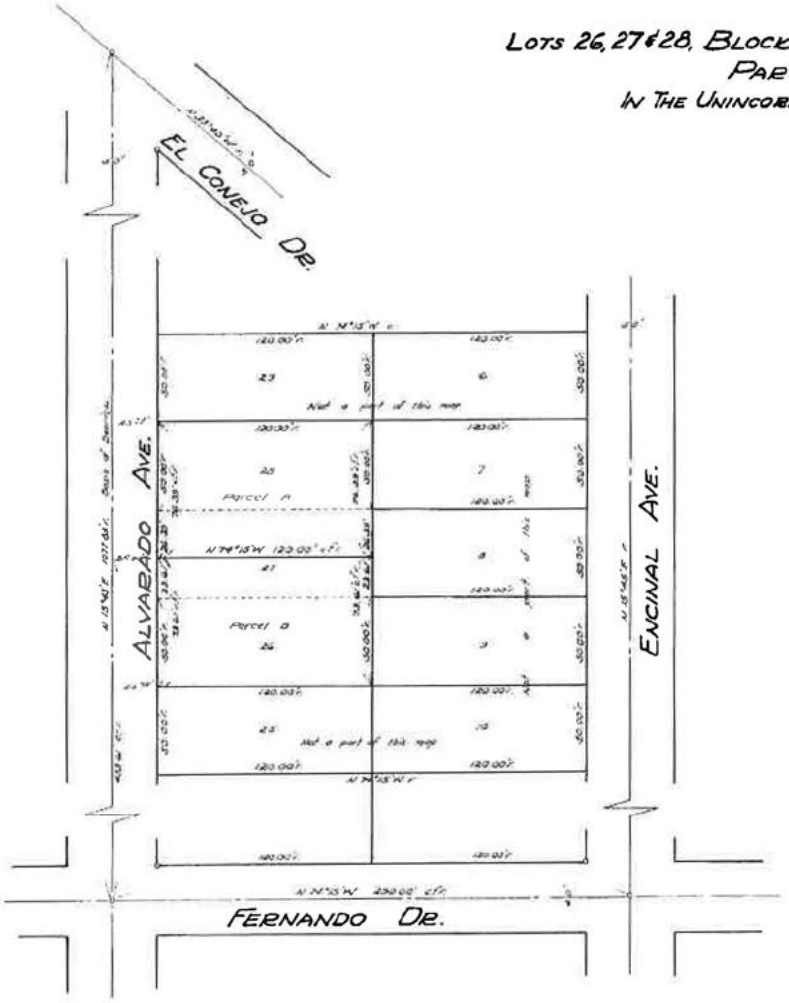
Ray Ames - Designer
Ray Ames
2309 Aztec Ave
Ventura, CA 93301
(805) 407-9327
fhillray@yahoo.com
houzz.com/pro/fhillray

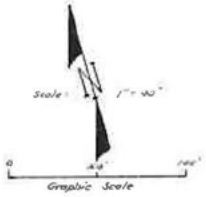
9.5.22

T-0

PARCEL MAP

LOTS 26, 27 & 28, BLOCK "E" MEINERS OJAI OAKS SUB. Nº 2, (15 M.R. 45)
PART OF TRACT 7, RANCHO OJAI
IN THE UNINCORPORATED TERRITORY OF VENTURA CO., CALIF.
MARCH 1971





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 Elmer E. Petersen on March 17 1971. 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.

Arthur H. Gerardetti
Arthur H. Gerardetti
L.S. Nº 6338

This map has been examined this 27TH day of April 1971 for conformance with the requirements of Section 11535 of the Subdivision Map Act.

A. P. Stokes
County Surveyor

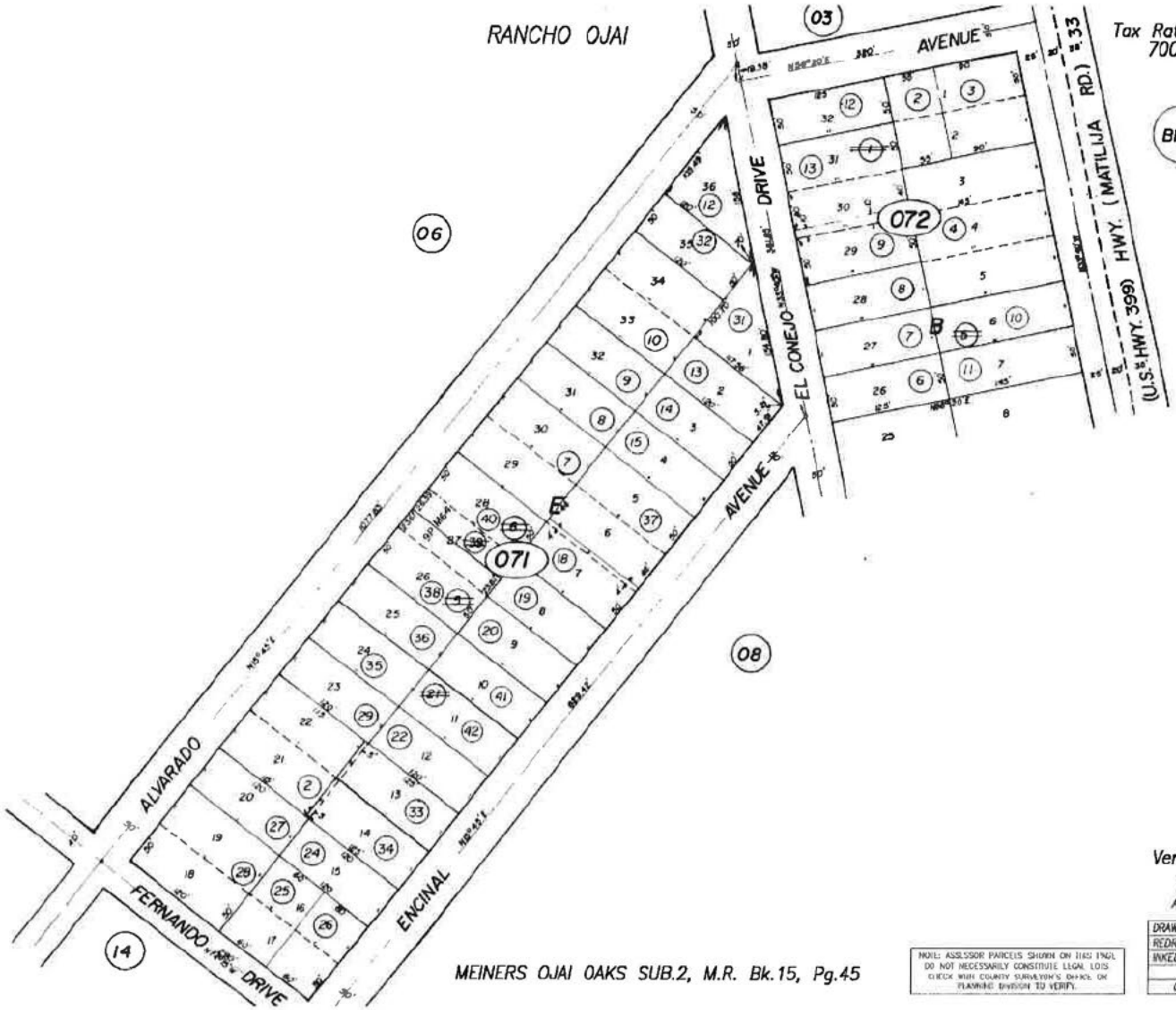
Deputy County Surveyor

#23176
Filed this 3RD day of MAY 1971 at 11:15 A.M. in Book 9 of Parcel Maps at Page 64 at the request of Arthur H. Gerardetti

Robert L. Hannon
County Recorder

Deputy County Recorder

Note: 1½" I.P. at points marked ° per 15 M.R. 45.



Tax Rate Area
70018

017–07

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

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	11-9-2000
REDRAWN		CREATED	
INKED	PLOTTED	EFFECTIVE	ROLL
PREVIOUS Bk., Portion Pg.			
Compiled By Ventura County Assessor's Office			

Review of Application for Will Serve Letter

Pool House for Property with Existing Meter at 329 Carrizo.

Proposal

The proposed project consists of converting a 12'x20' (240 sqft) single car garage to a studio ADU, with no change to the footprint, square footage or roofline. The ADU will have a kitchenette and full bath.

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 0.183-acre parcel.

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

Allocation Details:

- Allocation Case Identifier: AA-0085
- Allocation Category: 5/8" RES meter, 1 Parcel
- Parcel Size: 0.183 acre (7972 sqft)
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 111 HCF/yr (Stage 3 = 78 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 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: **27 HCF/yr (Stage 3= -16 HCF/yr)**

Recommendation

A will serve letter can 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 07-16-2022
- 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.

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: [redacted] Lepine

Company: Owner/builder

Mailing Address: [redacted], Ojai, CA 93023

Phone: 8[redacted]

Email: [redacted]@sbcglobal.net

Project Information:

Assessor's Parcel Number: 017-0-051-520

Service Address: 329 Carrizo Street

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:

12x20, 240 sq.ft single car garage conversion to a studio ADU. No change to footprint, square footage or roofline. ~~Interior of~~ ADU will have a kitchenette and a full bath.

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.*

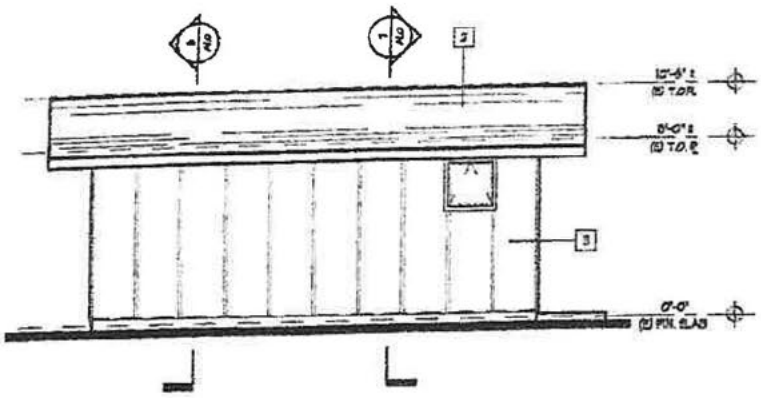
* Clearly indicate all APNs and legal lots involved in the project. Ensure any markups to county documents do not obscure the underlying information.

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

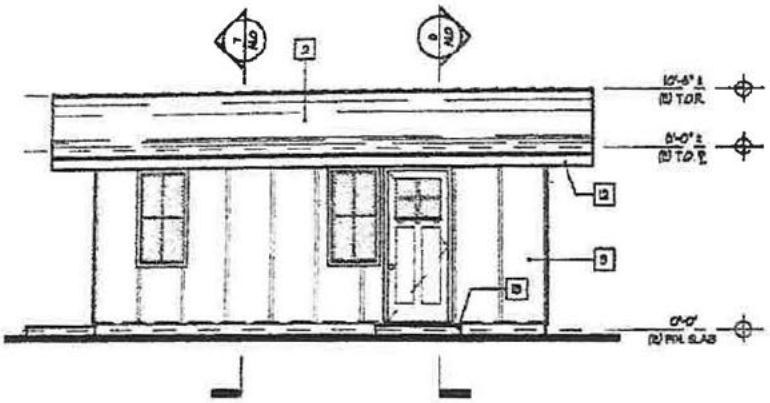
Applicant Signature [redacted] **Date** 7-16-2022

7/16/2022

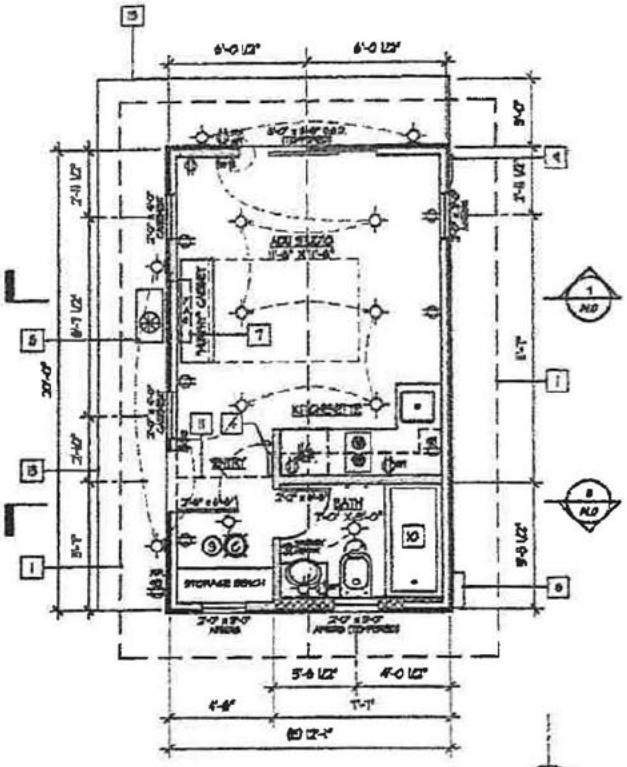
Please allow a minimum of 60 days to evaluate and process this Will Serve letter request. The time frame will depend on receipt of satisfactory information from the applicant and schedule of pertinent District Committees and Board of Directors meetings.



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



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



9 (P) FLOOR PLAN
SCALE : 1/4" = 1'-0"

(INSTALL PER MFRS REQUIREMENTS)

WATER HEATER WITH AN INPUT RATING
(BTUH) CBC SHALL HAVE ISOLATION
E COLD WATER SUPPLY AND THE HOT
WATER HEATER, AND HOSE BIBS OR
DRAIN VALVE FOR FLUSHING THE WATER
ALVES ARE CLOSED. CBC 1001.3

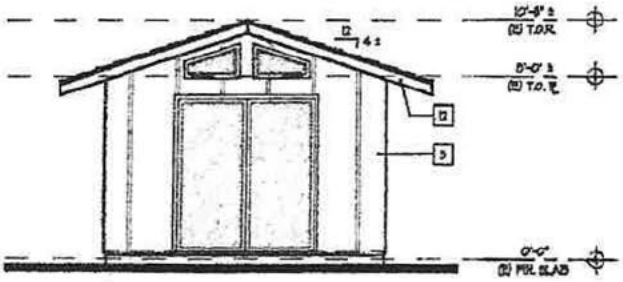
T RATING : 199,000 BTUH. - WATER
STOR : 0.82 EF

CAL RECEPTACLE WITHIN 3 FEET FROM THE
ACCESSIBLE TO THE WATER HEATER WITH
NO

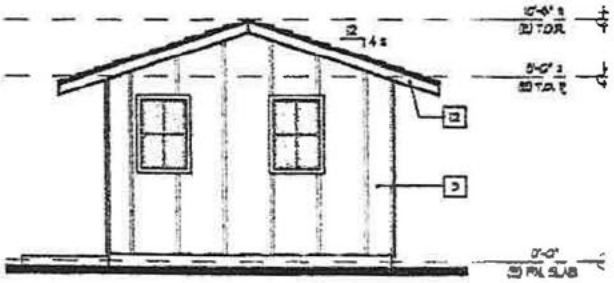
OR IV VENT, OR A TYPE B VENT WITH
EEN THE OUTSIDE TERMINATION AND THE
ATER IS INSTALLED, AND

DRAIN THAT IS 2 INCHES MAX. HIGHER THAN
INSTALLED WATER HEATER, AND ALLOWS
WITHOUT A PUMP; AND

HE WITH A CAPACITY OF AT LEAST



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



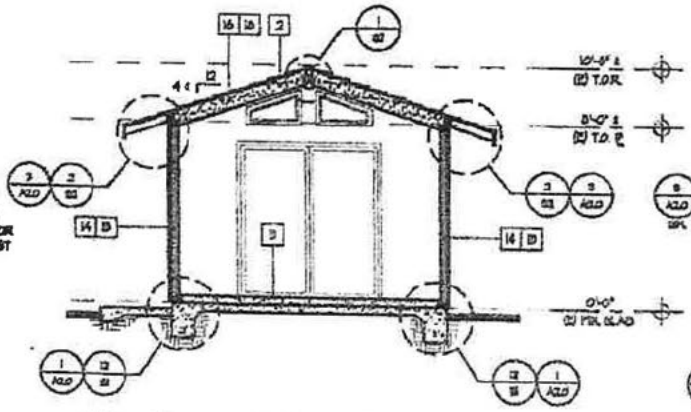
6 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

L MEET THESE STANDARDS.

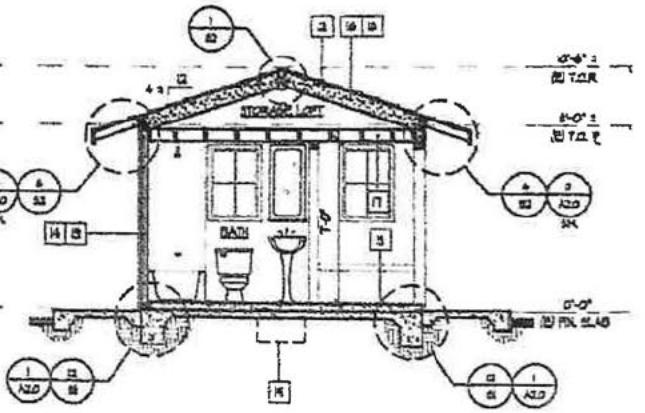
: FLOW - 1.8 GPM @ 80 PSI
S MAX FLOW - 1.2 GPM @ 60 PSI
MAX FLOW - 1.8 GPM @ 80 PSI

STEM.

LL BE MECHANICALLY VENTED WHEN
TEMP VENTILATION 100 CFM MINIMUM OR
TILATION 50 CFM MINIMUM. THE EXHAUST
MATE AT THE EXTERIOR OF THE
LE 403.7, CBC 1203.0(a)

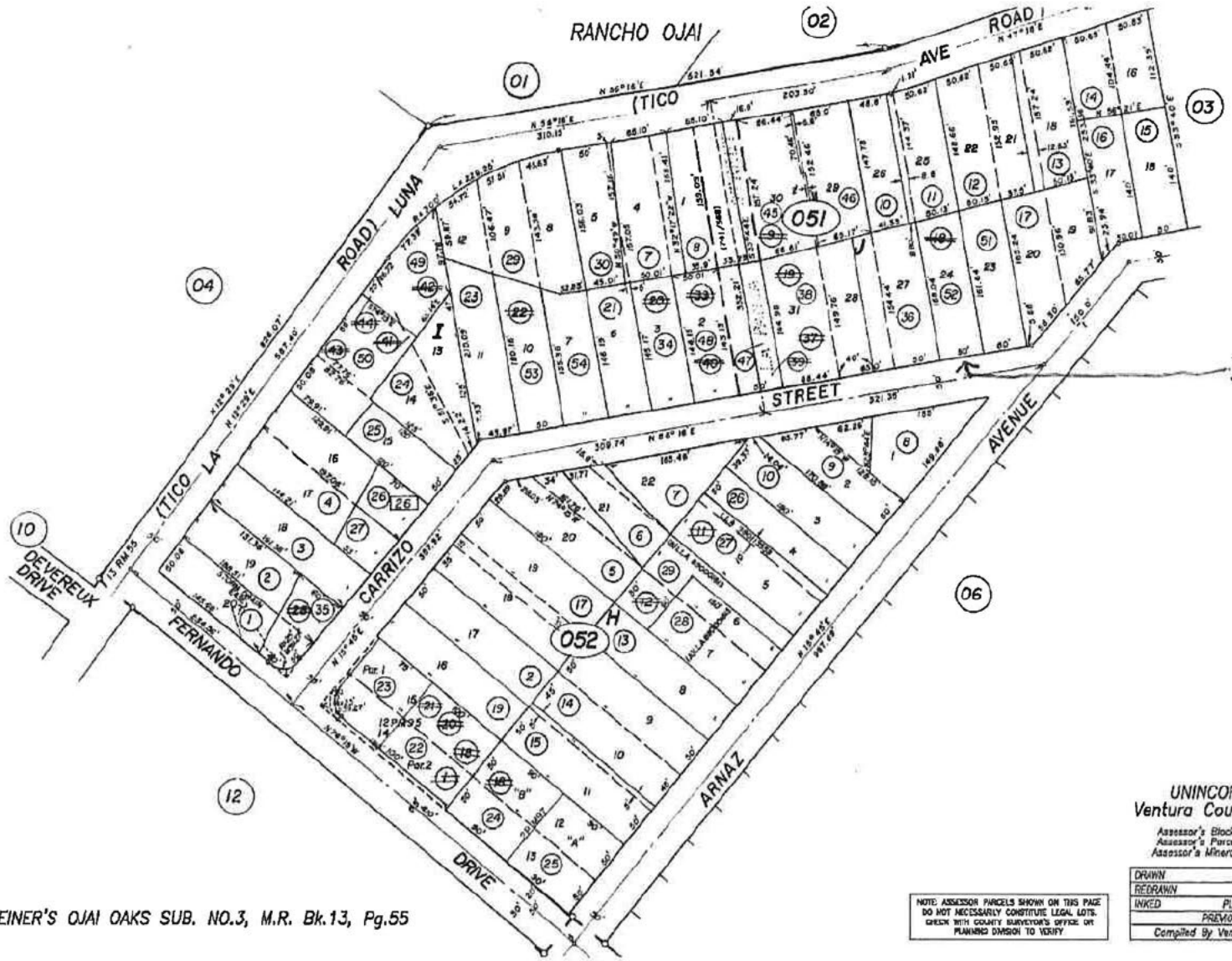


7 BUILDING SECTION
SCALE : 1/4" = 1'-0"



8 BUILDING SECTION
SCALE : 1/4" = 1'-0"

017-05



329 Carrizo Street

Parcel map

MEINER'S OJAI OAKS SUB. NO.3, M.R. Bk.13, Pg.55

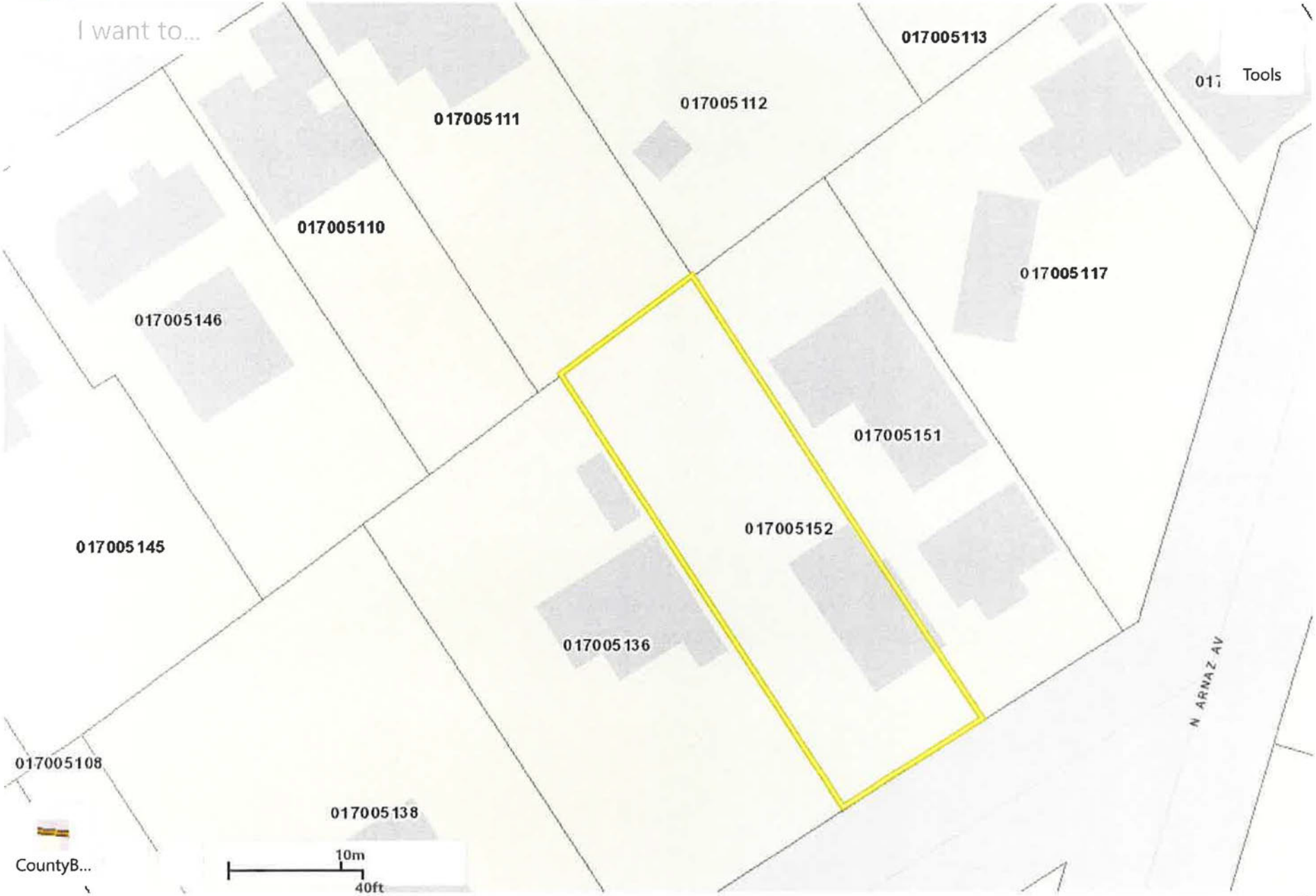
UNINCORPORATED AREA
Ventura County Assessor's Map.

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

DRAWN		REVISED	11-9-2000
REDRAWN		CREATED	
INKED	PLOTTED	EFFECTIVE	ROLL
PREVIOUS Bk., Portion Pg.			
Compiled By Ventura County Assessor's Office			

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

County View
Ventura County, California



Review of Application for Will Serve Letter

Pool House for Property with Existing Meter at 565 Pala Dr ("Next to 571 Pala").

Proposal

The proposed project consists of new construction for a new covered patio, pool cabana, cover pool equipment room and bathroom.

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

Applicant provided a copy of a tax assessor parcel map and a subdivision map that indicate a single 1.62-acre parcel.

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

Allocation Details:

- Allocation Case Identifier: AA-0923
- Allocation Category: 1" RES meter, 1 Parcel
- Parcel Size: 1.62 acre (70567.2sq ft)
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 405 HCF/yr (Stage 3 = 283 HCF/yr)
- Fixed Base Allocation Needed to Support ADU: 100 HCF/yr
- 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 Fixed Allocation: **204 HCF/yr**
- New Base Variable Allocation: **305 HCF/yr (Stage 3= 138 HCF/yr)**

Recommendation

A will serve letter can 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 09-6-2022
- 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.

MEINERS OAKS WATER DISTRICT
(805) 646-2114
202 WEST EL NORLAR DRIVE

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 # 04-28090-02

Name: Tony [redacted]

Company:

Mailing Address: 565 Pala Dr., Ojai CA 93023

Phone: 805-[redacted]

Email: [redacted].com

Project Information:

Assessor's Parcel Number: 0180022195

Service Address: 565 Pala Dr.

City, State, Zip Code: Ojai, CA 93023

Planning Department Development case number (if applicable): C22-264

Type of Construction:

☑ New Construction ☐ Tenant Improvement ☐ ADU ☐ Other

Type of Use:

☑ Single Family Res ☐ Multi-Family Res (# of dwellings___) ☐ Commercial

Description of Project:

Construct new Covered Patio, Pool Cabana, Cover Pool Equipment Room and Bathroom

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.*

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

MENERS OAKS WATER DISTRICT
(805) 646-2114

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

Applicant Signature	**Date**
Tony Carlos	9/3/2022

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.

VICINITY MAP

CONSULTANTS

SHEET INDEX

PROJECT DATA

SCOPE OF WORK

DIGALERT

OVERALL LANDSCAPE PLAN

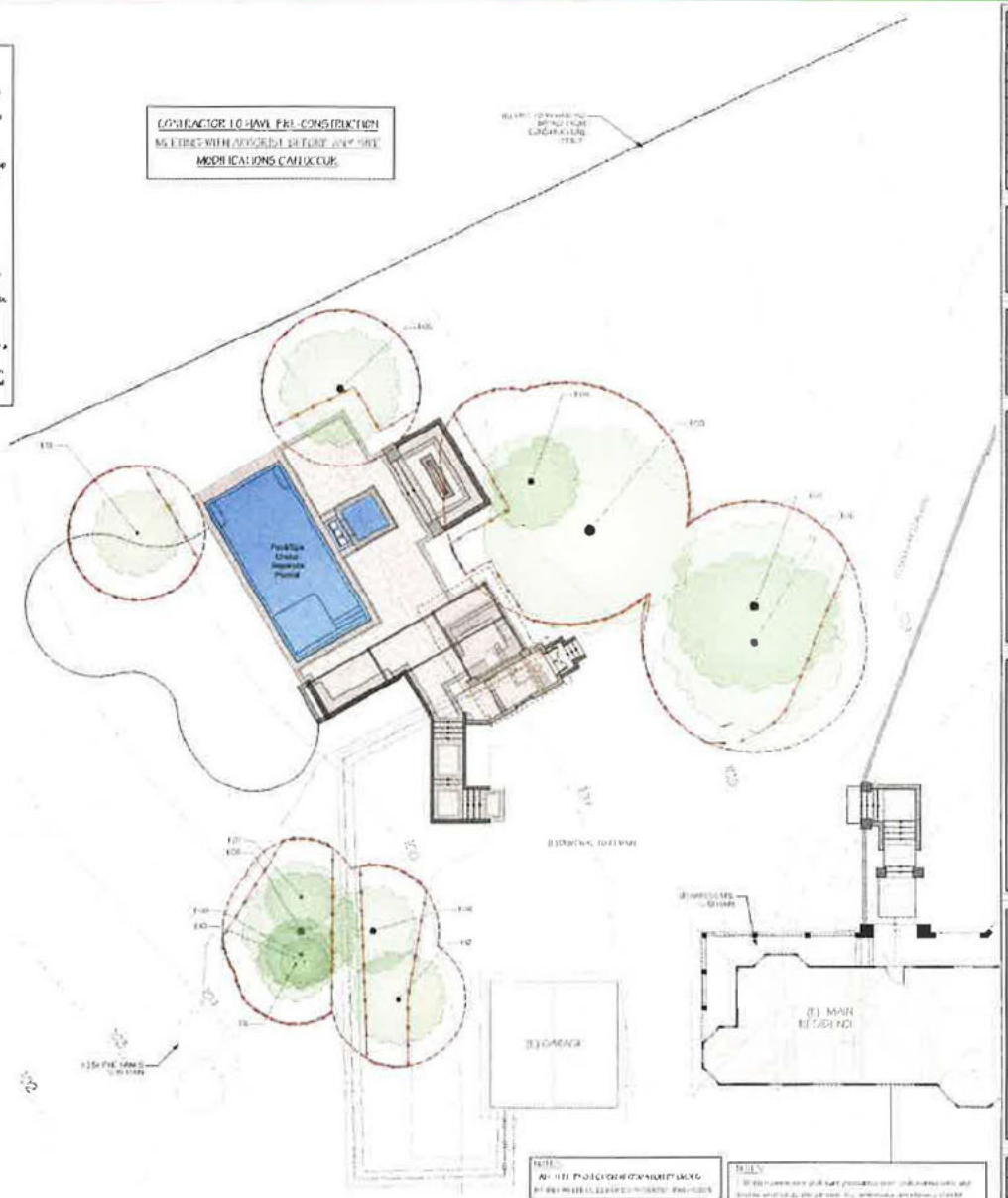
SUBMITTAL SET

OVERALL LANDSCAPE PLAN

CARLOS RESIDENCE
565 FALA DRIVE
OJAI CA 93023

L1.0

CONTRACTOR TO HAVE PRE-CONSTRUCTION
MEETING WITH ARBORIST BEFORE ANY TREE
MODIFICATIONS CAN OCCUR.



Existing Tree Report											
#	Botanical Name	Common Name	Height (feet)	Width (feet)	Trunk Diameter (inches)	No. of Trunks	Condition	Action	Value	Date Analyzed	Notes
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Poor	Remove	Average	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Average	Prune	Average	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Good	Remove	Average	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Good	Remove	Average	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Good	Remove	Average	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Good	Remove	Average	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Average	Prune	Average	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Average	Prune	Average	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Average	Prune	Average	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Average	Remove	Average	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Average	Remove	Average	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1	Average	Remove	Average	[illegible]	

TREE PROTECTION PLAN

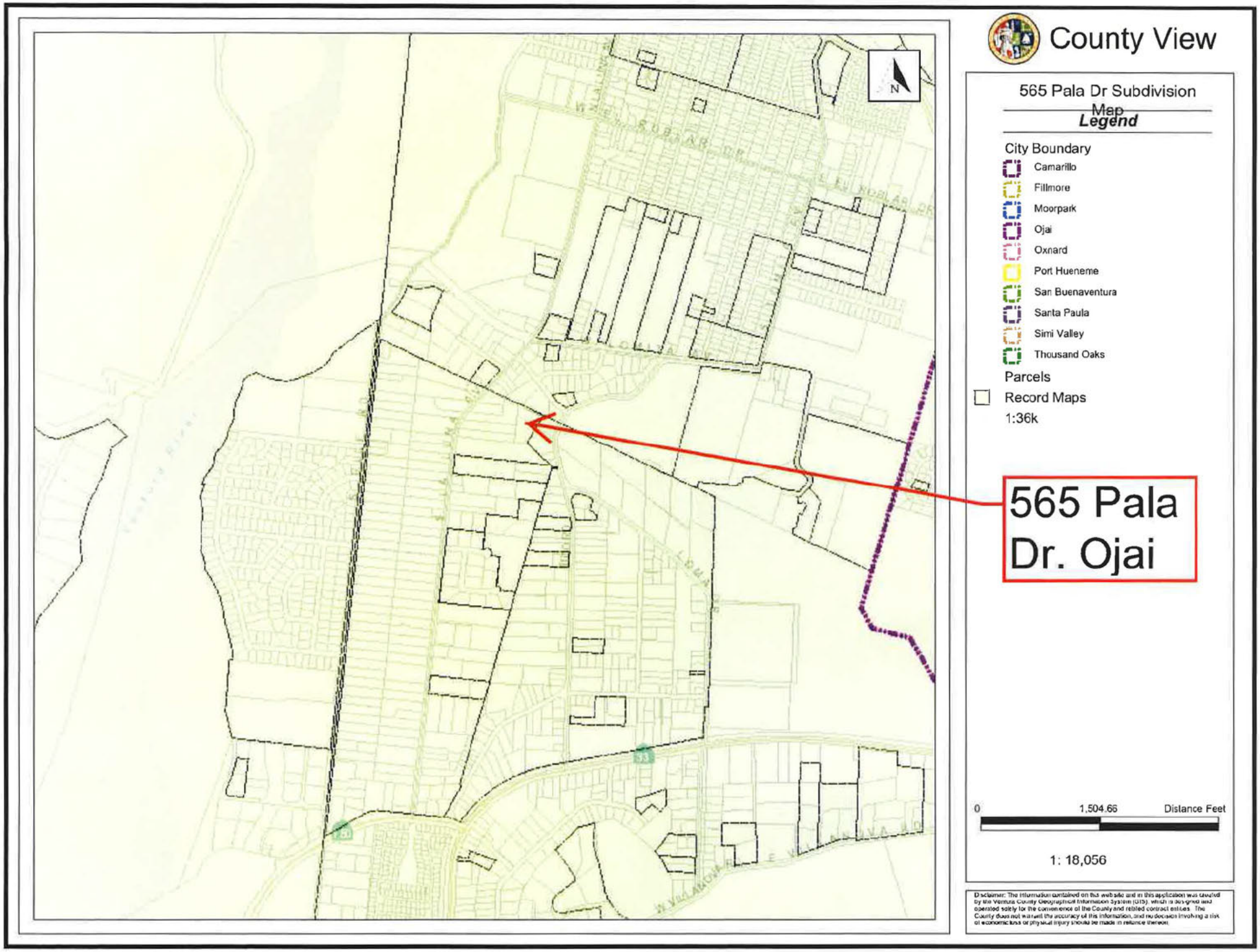
SUBMITTAL SET

TREE PROTECTION PLAN

CARLOS RESIDENCE
565 PALA DRIVE
OJAI CA 93023

BILL MELLETT DESIGN

L1.1


County View
565 Pala Dr Subdivision Map
Legend
City Boundary
Camarillo
Fillmore
Moorpark
Ojai
Oxnard
Port Hueneme
San Buenaventura
Santa Paula
Simi Valley
Thousand Oaks
Parcels
Record Maps
1:36k
565 Pala Dr. Ojai
0
1,504.66
Distance Feet
1: 18,056
N

Review of Application for Will Serve Letter

New Primary Dwelling for Property with Existing Meter at 235 N. La Luna Ave.

Proposal

The proposed project consists of constructing a new single-family, single-story dwelling.

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 3.75-acre parcel.

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

Allocation Details:

- Allocation Case Identifier: AA-0004
- Allocation Category: 1" RES meter, 1 Parcel (017-0-040-15)
- Parcel Size: 3.75 acre (163,350 sq ft)
- Current base Fixed allocation: 120 HCF/yr
- Current base Variable allocation: 521 HCF/yr (Stage 3 = 365 HCF/yr)
- *Fixed base allocation needed to support new primary dwelling*: 120 HCF/yr
- *Deduction from base variable allocation needed to Support existing ADU through drought stages*: 140 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: **240 HCF/yr (2 Primary Dwellings)**
- New Base Variable Allocation: **281 HCF/yr (Stage 3: 197 HCF/yr)**

Recommendation

The District was able to perform a dwelling verification check on the property, however, owner confirmed one existing primary dwelling. The base allocation for this property supports the additional primary dwelling.

- Letter applies only to the proposed single-family, single-story residence, as described in the applicant-provided preliminary site plan with the file date 09-13-2022
- 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.

MEINERS OAKS WATER DISTRICT
(805) 646-2114
202 WEST EL MOBLAR DRIVE

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 # 04-53200-08

Name: [redacted]

Company:

Mailing Address: 235 North La Luna Av OJAI CA. 93023

Phone: [redacted]

Email: [redacted]

Project Information:

Assessor's Parcel Number: 017-0-040-150

Service Address: same as above

City, State, Zip Code: " " "

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:

Build a new single Family home, single story

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.*

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

MEINERS OAKS WATER DISTRICT
(805) 646-2114
[illegible] WEST EL NOGLAN DRIVE

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

Applicant Signature [redacted]

Date 9-13-22

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.

ADAMS RESIDENCE
OJAI, CA

PROJECT DESCRIPTION:
ADAMS RESIDENCE
NEW SINGLE STOREY SINGLE FAMILY RESIDENCE
JURISDICTION: Ventura County, California
SITE ADDRESS: 235 North La Luna Ave, Ojai, CA 93023
APN#: 0170640150

HOME OWNERS:
Name: Kelly & Tom Adams
Mailing: 235 North La Luna Ave, Ojai, CA 93023
Phone Number: 1-805-991-6901 / 1-805-637-0514
Email: kellyadamsfamily@gmail.com / thomasgadams@gmail.com

REFER TO STRUCTURAL DRAWINGS FOR:
- CONCRETE REINFORCEMENT SPECS, SIZING AND LOCATIONS
- FOUNDATION WALLS, RETAINING WALLS, SHEAR WALLS, FOOTINGS, PIERS, BEAM POCKETS AND HOLD-DOWN ANCHORAGE
- SIZES FOR POSTS, STUD PACKS, BEAMS, LINTELS, FLOOR AND DECK JOISTS, ROOF RAFTERS & FRAMING
- SPECIFIC STRUCTURAL ASSEMBLY DETAILS

DESIGNER:
Purcell Timberframes Ltd.
Nelson, BC
1-250 352-5101
1-800 655-5574
www.purcell.com

ARCHITECTURAL PAGE INDEX

1	COVER PAGE	5	EAST/NORTH ELEV
2	PERSPECTIVE IMAGES	6	WEST/SOUTH ELEV
3	SITE PLAN	7	BUILDING SECTIONS
4	MAIN FLOOR PLAN		

STRUCTURAL PAGE INDEX

S0.0	GENERAL STRUCTURAL NOTES	S3.0	ROOF FRAMING PLAN
S1.0	FOUNDATION PLAN	S4.0	FRAMING DETAILS
S1.1	SHEARWALL PLAN	S4.1	FRAMING DETAILS
S2.0	FOUNDATION DETAILS	S4.2	FRAMING DETAILS

ADDITIONAL PAGE INDEX: CF1R - PRF - 01E (1-12) .... CERTIFICATE OF COMPLIANCE

GENERAL NOTES

1. THESE PLANS DO NOT COVER THE ENTIRE SCOPE OF WORK TO BE DONE IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT WORK IS COMPLETED BY QUALIFIED TRADESPEOPLE IN ACCORDANCE WITH LOCAL AND NATIONAL BUILDING CODES AND BYLAWS.

2. ALL FOOTINGS TO REST ON UNDISTURBED SOILS AND BELOW THE FROSTLINE

3. PROVIDE EXTERIOR FLASHING AROUND CHIMNEYS, EXTERIOR OPENINGS, AT CHANGES IN EXTERIOR MATERIALS, INTERSECTIONS BETWEEN WALL AND ROOF, AND ROOF VALLEYS.

4. CONTRACTOR/BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY CHANGES OR DISCREPANCIES SHALL BE REPORTED TO PURCELL TIMBERFRAMES FOR CLARIFICATION.

5. MANUFACTURERS TO PROVIDE CERTIFICATES OF STRUCTURAL ADEQUACY FOR I-JOISTS AND LVL BEAMS.

6. OWNER/CONTRACTOR RESPONSIBLE TO ENSURE SETBACKS FROM EASEMENTS.

7. THESE PLANS ARE SUBJECT TO APPROVAL BY A CERTIFIED ENGINEER WITH STAMPING AUTHORITY IN THE NOTED LOCATION OF DEVELOPMENT. ALL STRUCTURAL REVISIONS AUTHORIZED BY THE QUALIFIED ENGINEER MUST BE COMPLETED AND ADDED TO FINAL DRAWING SET PRIOR TO COMMENCING CONSTRUCTION. FINAL DRAWING SET MUST BE REVIEWED AND FINALIZED WITH AN ENGINEERS CERTIFICATION OF APPROVAL STAMP PRIOR TO COMMENCING WITH CONSTRUCTION.

8. ALL DRAWINGS AND DESIGNS PROVIDED BY PURCELL TIMBERFRAMES AND BEARING THE COMPANY LOGO AND THE EXCLUSIVE PROPERTY OF PURCELL TIMBERFRAMES. DRAWINGS WILL NOT BE COPIED OR USED FOR ANY PURPOSE UNLESS SPECIFICALLY AUTHORIZED BY PURCELL TIMBERFRAMES. "COPYRIGHT RESERVED"

STRUCTURAL ENGINEERING PROVIDED BY:

TAMARACK GROVE ENGINEERING
PHONE: 1-(208)-345-8941
EMAIL: info@tamarackgrove.com
WEBSITE: tamarackgrove.com

GEOTECHNICAL ENGINEERING PROVIDED BY:

JCR CONSULTING
PHONE: 1-(805)-300-4564
ADDRESS: 444 MOONDANCE STREET, THOUSAND OAKS, CA 91360

ISSUED FOR PERMIT

COVER PAGE

ADAMS RESIDENCE
235 NORTH LA LUNA AVE,
OJAI, CA (VENTURA COUNTY)

purcell TIMBER FRAME HOMES
www.purcell.com 1-800-655-5574

PG SIZE: 36x24
DRAWN: KK/MRM
MAY 16 / 22
PG 1 / 7

235 NORTH LA LUNA AVE
OJAI, CA 93023 (VENTURA COUNTY)

ASSESSOR'S PARCEL NUMBER: 0170040150
CLIMATE ZONE: 9

PROPOSED RESIDENCE FOR
KELLY AND TOM ADAMS

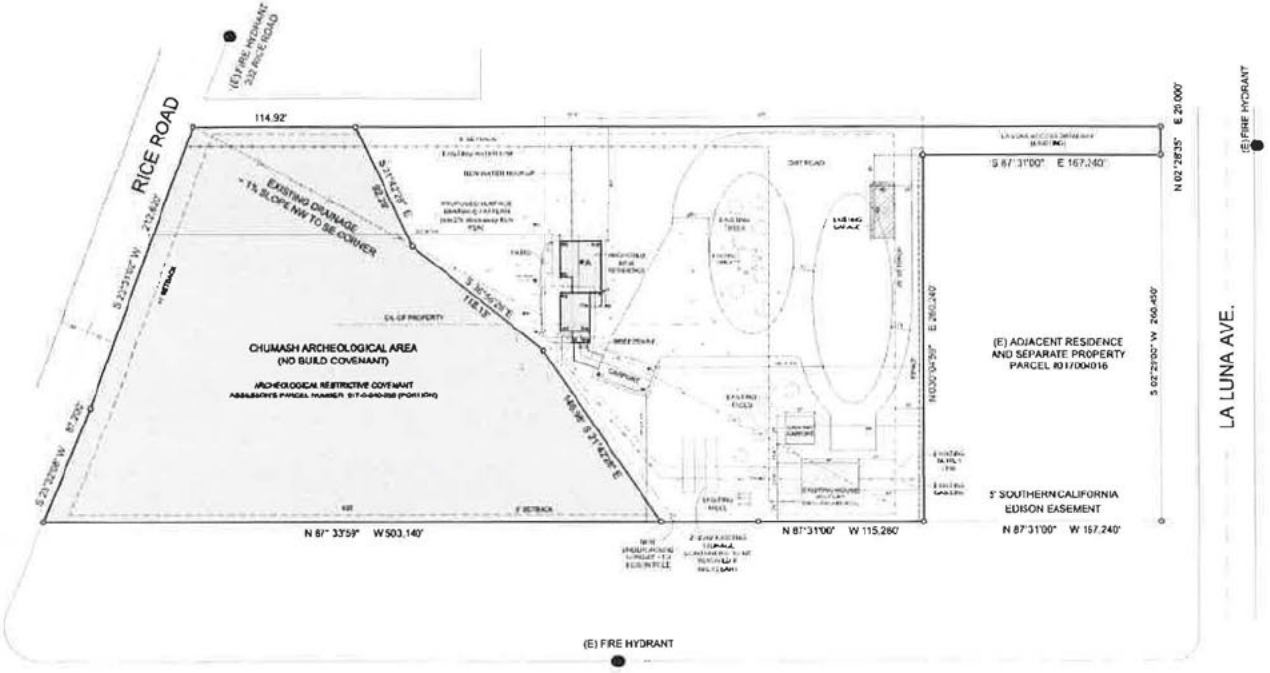
MAILING ADDRESS: 235 North La Luna Ave, Ojai, CA 93023

PHONE: 805-991-6901 / 805-637-0514
EMAIL: kellyadamsfamily@gmail.com
thomasgadams@gmail.com

LOT COVERAGE :

LOT AREA:	161854.25 SF	SITE COVERAGE:
PROPOSED HOUSE AREA: (EXCLUDING PATIOS)	1678 SF	1.04%
PROPOSED CARPORT & BREEZEWAY:	995 SF	0.61%
EXISTING HOUSE (ADU):	864 SF	0.53%
EXISTING GARAGE:	640 SF	0.40%
EXISTING CARPORT:	400 SF	0.25%
TOTAL (NEW & EXISTING):	4577 SF	2.83%

VICINITY MAP : NTS



LEGEND

EXISTING GRADE ELEVATIONS AT SELECT DATUM POINTS

- A = 0'-0"
- B = (-)0'-8"
- C = (+)0'-9.50"
- D = (-)1'-1.25"
- E = (+)1'-6.71"
- F = (-)1'-0.00"
- G = (-)2'-2.50"
- H = 0'-0"
- I = (-)2'-7.25'
- J = (-)2'-3.75"
- K = (-)4'-3.25"
- L = (-)3'-9.25"
- M = (-)2'-8.25"
- N = (-)2'-5.25"
- O = (-)2'-0.25"
- P = (-)2'-1.25"
- Q = (-)1'-11.75"
- R = (-)0'-11.5"

ELEVATION NUMBERS BASED OFF POINT 'A' (0'-0") (TO HOUSE SLAB)

DESIGNER:
Purcell Timberframes Ltd.
Nelson, BC
1-250-352-5101
1-800-655-5574
www.purcell.com

SITE PLAN

ADAMS
RESIDENCE
235 NORTH LA LUNA AVE,
OJAI, CA (VENTURA COUNTY)

purcell TIMBER FRAME HOMES
www.purcell.com 1-800-655-5574

1"=40'-0" (36x24)
DRAWN: KK/MRM
MAY 16 / 22
PG 3 / 7

ISSUED FOR PERMIT

DIMENSIONS SHOWN TO
O/S FACE OF 6" CONC WALL AT FOUNDATION
O/S FACE OF 1/2" PLYWD SHTG ON EXT. WALLS
CENTERLINE OF INT. WALLS AND COLUMNS

ALL WATER CLOSETS TO BE MAX. 4.8L FLUSH
ALL FIXTURES TO BE WATER-SAVER TYPE

BEDROOM WINDOW EGRESS:
EACH BEDROOM SHALL HAVE ONE UNOBSTRUCTED OPENING 5.70 SQ. FT. WITH MIN. NET CLEAR OPENABLE WIDTH OF 20" OR HEIGHT OF 24" AND A MAX SILL HEIGHT OF 44" ABOVE FINISHED FLOOR. WINDOW HARDWARE MUST NOT OBSTRUCT WINDOW OPENING

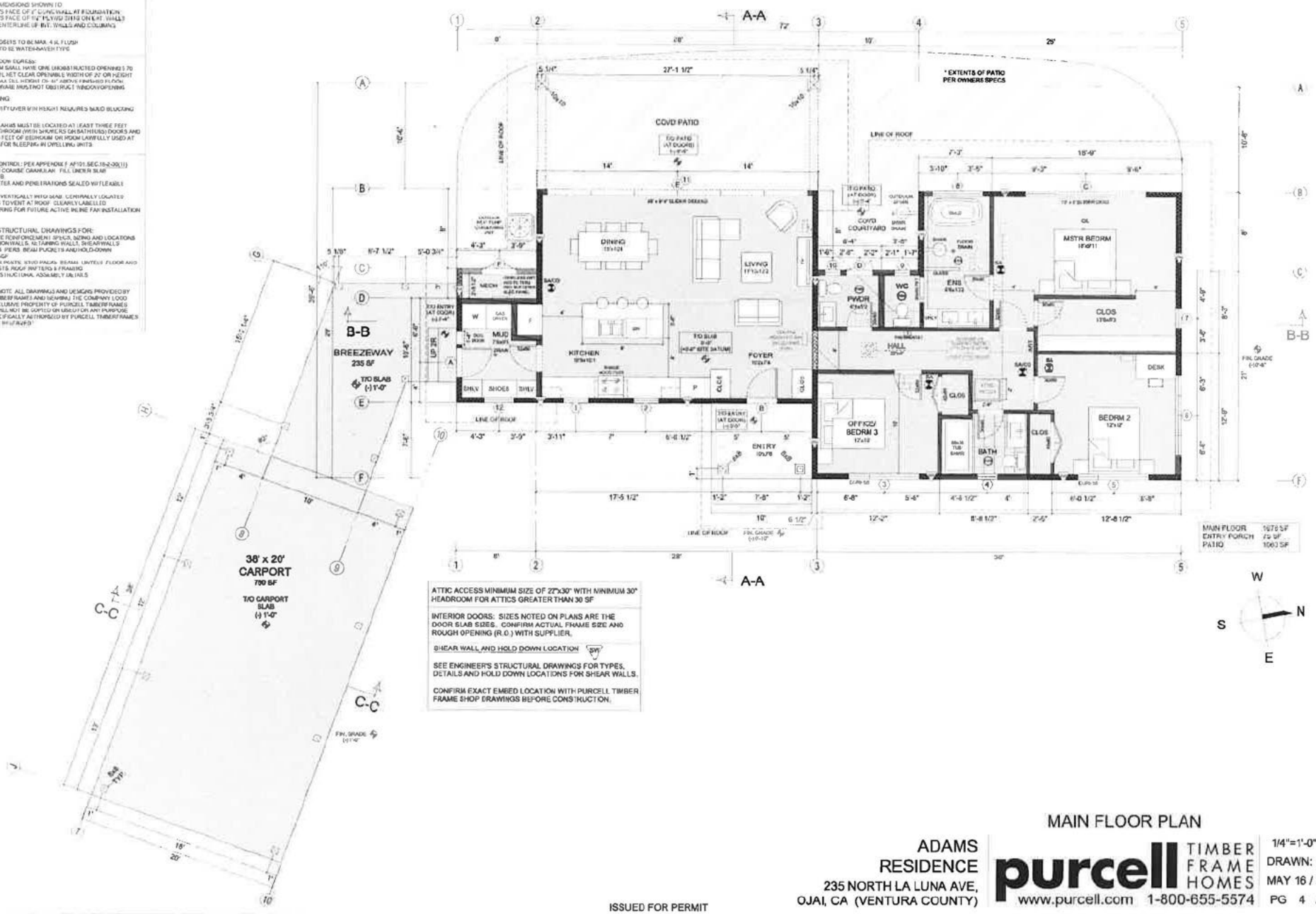
FIRE BLOCKING
ANY STUD CAVITY OVER 8'-0" HEIGHT REQUIRES BLOCK BLOCKING

SMOKE ALARMS MUST BE LOCATED AT LEAST THREE FEET FROM BATHROOM (WITH SHOWERS OR BATHTUBS) DOORS AND WITHIN 15 FEET OF BEDROOM OR ROOM LAWFULLY USED AT ANY TIME FOR SLEEPING IN DWELLING UNITS

RADON GAS CONTROL: PER APPENDIX F AF101.SEC.1B-2-39(11)
- MIN 4" CLEAN COARSE GRANULAR FILL UNDER SLAB
- 6 MIL POLY V.B.
- SLAB PERIMETER AND PENETRATIONS SEALED WITH FLEXIBLE SEALANT
- 4" PIPE LAST VERTICALLY PITCHABLE CONTINUALLY LOCATED CONTINUOUS TO VENT AT ROOF CLEARLY LABELLED
- ROUGH IN WIRING FOR FUTURE ACTIVE INLINE FAN INSTALLATION

REFER TO STRUCTURAL DRAWINGS FOR:
- CONCRETE REINFORCEMENT SPECS, SIZING AND LOCATIONS
- FOUNDATION WALLS, RETAINING WALLS, SHEARWALLS FOOTINGS, PIERS, BEAM POCKETS AND HOLD-DOWN ANCHORAGE
- SIZES FOR POSTS, STUD PACKS, BEAMS, LINTELS, FLOOR AND DECK JOISTS, ROOF RAFTERS & FRAMING
- SPECIFIC STRUCTURAL ASSEMBLY DETAILS

IMPORTANT NOTE: ALL DRAWINGS AND DESIGNS PROVIDED BY PURCELL TIMBER FRAMES AND SENIMAJ THE COMPANY LOGO ARE THE EXCLUSIVE PROPERTY OF PURCELL TIMBER FRAMES. DRAWINGS WILL NOT BE COPIED OR USED FOR ANY PURPOSE UNLESS SPECIFICALLY AUTHORIZED BY PURCELL TIMBER FRAMES. "COPYRIGHT 2012 PTF"



ATTIC ACCESS MINIMUM SIZE OF 22"x30" WITH MINIMUM 30" HEADROOM FOR ATTICS GREATER THAN 30 SF

INTERIOR DOORS: SIZES NOTED ON PLANS ARE THE DOOR SLAB SIZES. CONFIRM ACTUAL FRAME SIZE AND ROUGH OPENING (R.O.) WITH SUPPLIER.

SHEAR WALL AND HOLD DOWN LOCATION SW

SEE ENGINEER'S STRUCTURAL DRAWINGS FOR TYPES, DETAILS AND HOLD DOWN LOCATIONS FOR SHEAR WALLS.

CONFIRM EXACT EMBED LOCATION WITH PURCELL TIMBER FRAME SHOP DRAWINGS BEFORE CONSTRUCTION.

ISSUED FOR PERMIT

MAIN FLOOR PLAN

ADAMS
RESIDENCE
235 NORTH LA LUNA AVE,
OJAI, CA (VENTURA COUNTY)

purcell TIMBER FRAME HOMES
www.purcell.com 1-800-655-5574

1/4"=1'-0" (36x24)
DRAWN: KK/MRM
MAY 16 / 22
PG 4 / 7

OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS SHOWN ON THIS MAP.

NATALIO CORNEJO - OWNER AND MARIA G. CORNEJO - OWNER
AKA MARIA G. MEJIA CORNEJO

NATALIO CORNEJO AND MARIA G. MEJIA CORNEJO, HUSBAND AND WIFE AS JOINT TENANTS - OWNERS

STATE OF CALIFORNIA
COUNTY OF VENTURA)S.S.

ON 11-15-2013 BEFORE ME SHARON K MYERS A NOTARY PUBLIC, PERSONALLY APPEARED NATALIO CORNEJO AND MARIA G. CORNEJO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON OR ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL

SIGNATURE

PRINT NAME SHARON K MYERS
PRINCIPAL COUNTY OF BUSINESS VENTURA
DATE OF EXPIRATION 8-17-2014
COMMISSION NO. 1885867

BENEFICIARY UNDER DEED OF TRUST

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK, INC. AS BENEFICIARY BY AN INSTRUMENT RECORDED OCTOBER 28, 2005 AS DOCUMENT NO. 20051028-0269834 OF OFFICIAL RECORDS OF VENTURA COUNTY.

BY:

PRINT NAME: Naomi Morales TITLE: Assistant Secretary

SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NATALIO CORNEJO AND MARIA G. CORNEJO IN JULY, 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 8-6-2014

William T. Hurdle
WILLIAM T. HURDLE
L.S. 5453

PROFESSIONAL LAND SURVEYOR WILLIAM T. HURDLE No. 5453 STATE OF CALIFORNIA

MONUMENTATION STATEMENT

ALL MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET AT THE POSITIONS INDICATED WITHIN ONE YEAR AFTER THE FILING OF THE PARCEL MAP) AND ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 8-6-2014

William T. Hurdle
WILLIAM T. HURDLE
L.S. 5453

PROFESSIONAL LAND SURVEYOR WILLIAM T. HURDLE No. 5453 STATE OF CALIFORNIA

COUNTY SURVEYORS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 5773, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 11/18/14

Wayne E. Battleson
WAYNE E. BATTLESON,
PLS 6918
COUNTY SURVEYOR,
COUNTY OF VENTURA

LICENSED LAND SURVEYOR WAYNE EDWARD BATTLESON WEB No. 6918 STATE OF CALIFORNIA

COUNTY SURVEYORS ACCEPTANCE CERTIFICATE

THE COUNTY SURVEYOR HEREBY ACCEPTS ON BEHALF OF THE COUNTY OF VENTURA, CALIFORNIA FOR PUBLIC USE THE RIGHT-OF-WAY OF ALL STREETS AND HIGHWAYS AS SHOWN ON THIS MAP.

DATE: 11/18/14

Wayne E. Battleson
WAYNE E. BATTLESON,
PLS 6918
COUNTY SURVEYOR,
COUNTY OF VENTURA

LICENSED LAND SURVEYOR WAYNE EDWARD BATTLESON WEB No. 6918 STATE OF CALIFORNIA

TAX COLLECTORS STATEMENT

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: DEPUTY COUNTY TAX COLLECTOR
DATE: 11/14/14

COUNTY RECORDERS CERTIFICATE

FILED THIS 25th DAY OF November, 2014, AT 9:01 A.M. IN BOOK 70 OF PARCEL MAPS, AT PAGES 49-50 AT THE REQUEST OF NATALIO CORNEJO

20141125-00148829-0

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY: DEPUTY COUNTY RECORDER

THIS MAP IS SUBJECT TO CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS AND POLICIES WHICH HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL OF THE MAP. PLEASE REFER TO THE COUNTY OF VENTURA MINOR MODIFICATION TO TENTATIVE PARCEL MAP NO. 5007-0043 (PM 5773), DATED DECEMBER 17, 2009.

SIGNATURE OMISSIONS

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY GRANT OF EASEMENT RECORDED MARCH 1, 1956 IN BOOK 1382, PAGE 291 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF RANCHO OJAI MUTUAL WATER COMPANY, PRESENT OWNER OF AN EASEMENT FOR PIPELINES, DAMS, DITCHES, RESERVOIRS, AS DISCLOSED BY DEED RECORDED FEBRUARY 28, 1914 IN BOOK 250, PAGE 137 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A)OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF OJAI RANCH AND DEVELOPMENT COMPANY, A CORPORATION, PRESENT OWNER OF AN EASEMENT FOR PIPELINES, PURPOSES, AS DISCLOSED BY DEED RECORDED SEPTEMBER 18, 1927 IN BOOK 368, PAGE 1 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF SOUTHERN CALIFORNIA GAS COMPANY, PRESENT OWNER OF AN EASEMENT FOR PIPELINE TOGETHER WITH METERING, AS DISCLOSED BY GRANT OF EASEMENT RECORDED DECEMBER 18, 2013 AS INSTRUMENT NO. 20131218-00132923 OF OFFICIAL RECORDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

BENEFICIARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach)S.S.

ON NOV. 19, 2013 BEFORE ME Victoria Vazquez A NOTARY PUBLIC, PERSONALLY APPEARED Naomi Morales WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT, THE PERSON OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ~~IOWA~~ FLORIDA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL

SIGNATURE

PRINT NAME Victoria Vazquez
PRINCIPAL COUNTY OF BUSINESS Palm Beach
DATE OF EXPIRATION 10/21/2016
COMMISSION NO. EE 845391

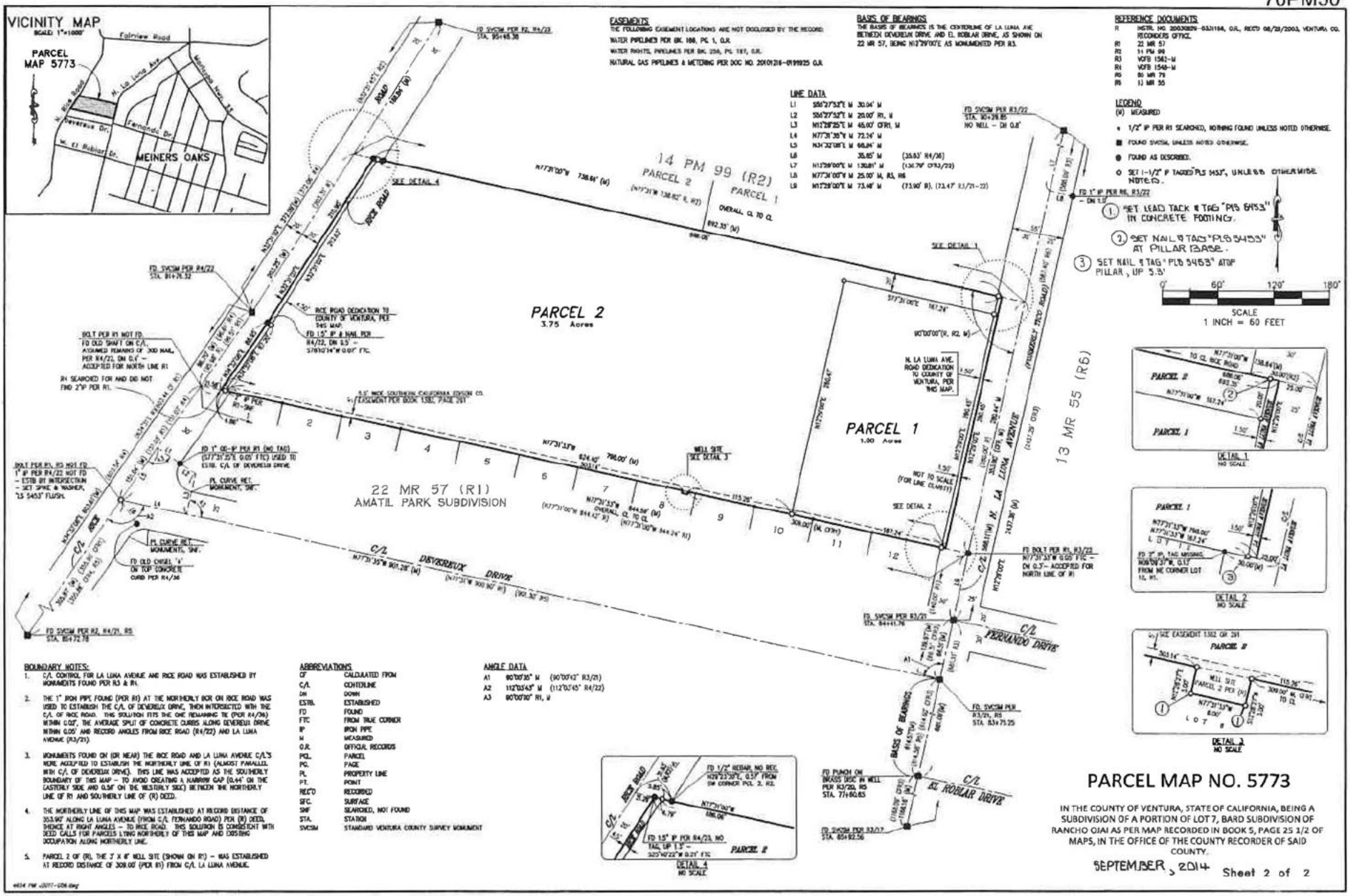
PARCEL MAP NO. 5773

IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOT 7, BARD SUBDIVISION OF RANCHO OJAI AS PER MAP RECORDED IN BOOK 5, PAGE 25 1/2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOTAL GROSS AREA: 4.79 ACRES

SEPTEMBER 2014

20141125-00148829-0 1/2



PARCEL MAP NO. 5773

IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOT 7, BARD SUBDIVISION OF RANCHO OJAI AS PER MAP RECORDED IN BOOK 5, PAGE 25 1/2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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Sheet 2 of 2

BOUNDARY NOTES:

1. C/L CONTROL FOR LA LUNA AVENUE AND RICE ROAD WAS ESTABLISHED BY MONUMENTS FOUND PER R3 & R4.
2. THE 1" IRON PIPE FOUND (PER R1) AT THE NORTHERLY BCR ON RICE ROAD WAS USED TO ESTABLISH THE C/L OF DEVEREUX DRIVE, THEN INTERSECTED WITH THE C/L OF RICE ROAD. THIS SOLUTION FITS THE ONE REMAINING TIE (PER R4/36) WITHIN 0.02', THE AVERAGE SPLIT OF CONCRETE CURBS ALONG DEVEREUX DRIVE WITHIN 0.05' AND RECORD ANGLES FROM RICE ROAD (R4/22) AND LA LUNA AVENUE (R3/21).
3. MONUMENTS FOUND ON (OR NEAR) THE RICE ROAD AND LA LUNA AVENUE C/L'S WERE ACCEPTED TO ESTABLISH THE NORTHERLY LINE OF R1 (ALMOST PARALLEL WITH C/L OF DEVEREUX DRIVE). THIS LINE WAS ACCEPTED AS THE SOUTHERLY BOUNDARY OF THIS MAP – TO AVOID CREATING A NARROW GAP (0.44' ON THE EASTERLY SIDE AND 0.58' ON THE WESTERLY SIDE) BETWEEN THE NORTHERLY LINE OF R1 AND SOUTHERLY LINE OF (R) DEED.
4. THE NORTHERLY LINE OF THIS MAP WAS ESTABLISHED AT RECORD DISTANCE OF 303.90' ALONG LA LUNA AVENUE (FROM C/L FERNANDO ROAD) PER (R) DEED, THENCE AT RIGHT ANGLES – TO RICE ROAD. THIS SOLUTION IS CONSISTENT WITH DEED CALLS FOR PARCELS LYING NORTHERLY OF THIS MAP AND EXISTING OCCUPATION ALONG NORTHERLY LINE.
5. PARCEL 2 OF (R), THE 3' X 8" WELL SITE (SHOWN ON R1) – WAS ESTABLISHED AT RECORD DISTANCE OF 309.00' (PER R1) FROM C/L LA LUNA AVENUE.

ABBREVIATIONS

CF	CALCULATED FROM
C/L	CENTERLINE
DN	DOWN
ESTB.	ESTABLISHED
FD	FOUND
FTC	FROM TRUE CORNER
IP	IRON PIPE
M	MEASURED
O.R.	OFFICIAL RECORDS
PCL	PARCEL
PG.	PAGE
PL	PROPERTY LINE
PT.	POINT
REC'D	RECORDED
SFC.	SURFACE
SNF	SEARCHED, NOT FOUND
STA.	STATION
SVCSM	STANDARD VENTURA COUNTY SURVEY MONUMENT

ANGLE DATA

A1	90°00'35" M	(90°00'42" R3/21)
A2	112°03'43" M	(112°03'45" R4/22)
A3	90°00'00" R1, M	