



New Meters, Allocations & Expansion of Services Committee Agenda

Friday, July 14, 2023 at 10:30 a.m.

202 W. El Roblar Drive, Ojai, CA 93023

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

<https://meet.goto.com/394748453>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

Access Code: 394-748-453

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:

1. Leak-related relief requests:
2. 1109 S. La Luna – 2nd request for leak relief in less than 36 months - attachments
3. Discuss Will-Serve/New Meter request form and process updates - Attachments
4. Review revised Allocation Adjustment Request Form - Attachment
5. New Meter Request (APN 017-0-191-060 – lot next to 301 S Padre Juan) – Allocation determination – Attachments
6. Additional Allocation Request for ADU project (935 Devereux) – Attachment
7. Discussion of Artesian Data – Allocation/MWAC Refund - Attachments
8. Will-Serve Letter Requests
 - i. None

A. Adjourn

To: Meiners Oaks Water District Board
From: L [REDACTED]
1109 S. La Luna Ave, Ojai, California
Tel: 805 [REDACTED]

Date: 20 June 2023

Re: Request for adjustment of water bill for May 2023 due to an underground pipe breaking in the irrigation system at 1109 S. La Luna Avenue, Ojai, California

Dear Board Members:

Today I went into the Meiners Oaks Water District to request an adjustment on my water bill for May, which was almost 5 x what it was for April (\$144) and almost double what it was last year at the height of the drought. I was told you had to take it up at your meeting and could not do so today since I was required to write a letter requesting the adjustment and explaining the circumstances and to get a letter from my gardener confirming the cause and detection and repair of the pipe. So here is my letter. I watered the front orchard twice in April and three times in May, so I expected the bill to be slightly higher but nowhere near 5x as high!

The cause was the breaking of an underground pipe in the front orchard irrigation system due to an encroaching tree root. My gardener, R [REDACTED] H [REDACTED], of [REDACTED] Lane, Ojai detected it on May 18th in the course of his yard work. He did not notice it the previous week on May 13th, though when he found it on May 18th he thought it had broken some time earlier since the ground was so wet. He found a wet area hidden behind the bougainvillea between a tall tree with very low branches and the fence in a hidden corner of the front yard. He had to dig down about a foot to find the pipe.

It was too late to get the needed parts to repair the broken pipe on the 18th. R [REDACTED] was booked up for the 19th and I was out of town May 20, 21 and 22. So I had the water to the front orchard turned off since May 18th and did not water it until May 26th. R [REDACTED] came on May 23 with the parts to repair the pipe and worked for 2 1/2 hours. Then he found that he needed another part and Ace was then closed. So he returned on May 24th with the extra part and completed the repair. He only partially filled in

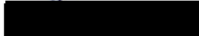
the hole so he could check again when he next came to do work on May 27th after I watered on May 26th. All appeared to be in good order.

If you have any further questions, or need any more information, please do not hesitate to call me and come any time to read the meter. Best to call first so I'm not using water when you come of course.

I might have detected it earlier if I didn't have to water at night when I can't see what's happening and this was not otherwise visible. I do try to conserve water and take care of things and I am so sorry this happened. But it's the first time in 20 years, aside from the pipe the Sky High Tree Service man broke way at the back with his tractor and repaired improperly last year, and hopefully the last.

Sincerely,

A large black rectangular redaction box covering the signature area.

L 

To: Meiners Oaks Water District

From: R [REDACTED] H [REDACTED]

[REDACTED] Lane, Ojai, California

Re: Repairs to broken underground water pipe

for Ms L [REDACTED]

at 1109 S. La Luna, Ojai, California

Dear Board Members:

On May 18th, Thursday afternoon, in the course of yard work for Ms L [REDACTED] at 1109 S. La Luna Avenue, Ojai, when I was checking the emitters on the irrigation system for the bougainvillea and an orange tree, I detected wet ground hidden under a tall tree behind the fence behind the bougainvillea and a hedge in the front yard down near the road. I showed it to Ms L [REDACTED] and she instructed me to find and fix the problem. So I dug down deep, about one foot, and found a broken pipe. It looked like it had been broken by a tree root. I did not notice anything the week before on May 13th, nor on May 16 or 17 when I was working weed-wacking and not checking those emitters.

I was fully booked to work elsewhere on Friday, May 19th and Ms L [REDACTED] was unavailable on the weekend and Monday, so I scheduled to come and do the pipe repairs on Tuesday May 23rd. I worked for 2 1/2 hours and was paid but needed another part and Ace was closed by then, so I came back on Wednesday May 24th and finished the repairs. When I returned to work again on Saturday May 27th I checked the area and did not see any more leaking.

Sincerely,

[REDACTED]

R [REDACTED] H [REDACTED]

(805) [REDACTED]

21 June 2023



Meiners Oaks County Water District, CA

Service Order

Completed

Job Date: 6/20/2023 08:00 AM
Job Code: LEAK - CHECK FOR LEAK
Group: TECHNICIANS
Staff: JEFFREY GROVES

Service Order #: SO0010926
Job Action: Miscellaneous
Issued By: UTILITY OFFICE
Requested By: L [REDACTED]

Location: 1109 S LA LUNA OJAI CA 93023
Account: 05-[REDACTED] L-[REDACTED]

Services

Service	Action	Current Meter #	Meter Serial #	Remote Id #	Scale	Last Read	Reading	New Meter #	Set Reading
100 -WATER USE	No Action	32131178			1	4087			
300 -MONTHLY	No Action								
600 -STANDBY C	No Action								
700 -CASITAS SU	No Action								
750 -DROUGHT S	No Action								

Order Notes: Customer had significant leak in yard, had repaired. Please check meter to verify that meter no longer showing indication of a leak.

Completion Notes: PERFORMED LEAK CHECK . NO LEAK DETECTED. METER NOT ADVANCING. READ = 4089

Completion Date: _____

Worked By: _____

Approved By: _____



MEINERS OAKS WATER DISTRICT
202 WEST EL ROBLAR DRIVE
OJAI, CA 93023
(805) 646-2114

Account Number	Amount Due
05- [REDACTED]	\$672.77
Due Date	6/25/2023
Service Address	
1109 S LA LUNA	

There will be a charge on all returned checks.
Please return this portion with your payment.



CA 93190

MEINERS OAKS WATER DISTRICT
202 WEST EL ROBLAR DRIVE
OJAI, CA 93023

Please return this portion with your payment.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address		Account Number
L [REDACTED]			1109 S LA LUNA		05- [REDACTED]
Status	Service Dates		Number of Days	Bill Date	Due Date
	From	To			
Active	4/19/2023	5/24/2023	30	5/31/2023	6/25/2023

Account Summary

Previous Balance	\$144.62
Payments	\$144.62-
Adjustments	\$0.00
Penalties	\$0.00
Balance Forward	\$0.00
Current Bill	\$672.77
Total Due	\$672.77

1 HCF = 100 CUBIC FT = 748 GALLONS

CURRENT METER USAGE (IN HCF)

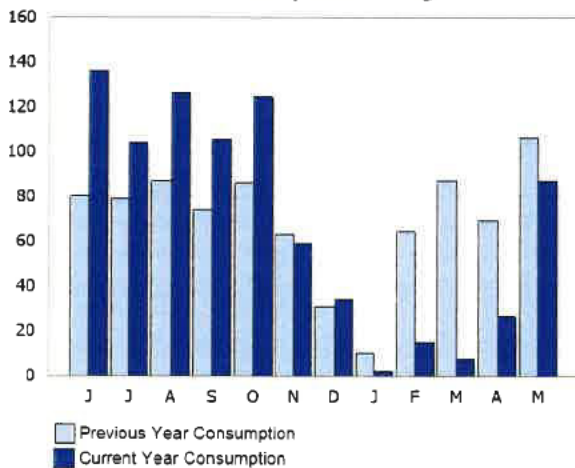
Meter	Previous	Current	Usage	Allocation
32131178	3,942	4,029	87	32

CURRENT CHARGES

	Total
WATER USED	\$334.95
MWAC CHG	\$36.00
CASITAS STANDBY CHG	\$0.72
CASITAS SURCHARGE	\$26.10
DROUGHT SURCHARGE	\$275.00

Dwelling Units: 1

2 Year Monthly Water Usage



Current Bill	\$672.77
Previous Balance	\$0.00
Total Amount Due	\$672.77



Consumption History Report

Meiner's Oaks County Water District, CA

Service Category: WAT - WATER

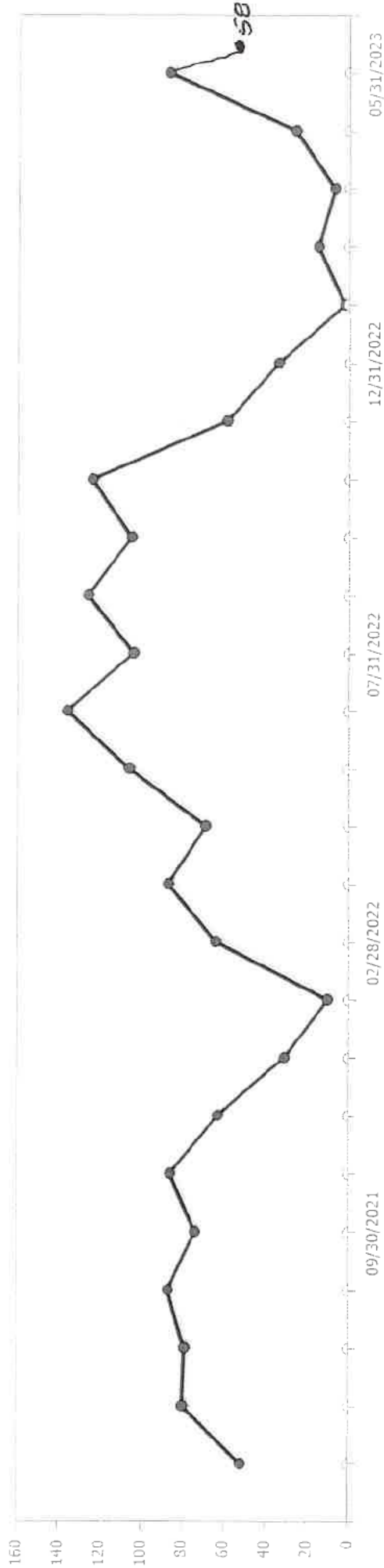
Service Address: 1109 S LA LUNA

Account: 05- [REDACTED]

Meter Number: 32131178

Name: [REDACTED]

Legend: Demand Meter KVAR



Year	Month	Bill Date	Begin Read	End Read	Billed Consumption	Metered Consumption	Demand	KVAR
2023	5	5/31/2023	3,942	4,029	87	87.00	0.00	0.00
	4	4/30/2023	3,916	3,942	26	26.00	0.00	0.00
	3	3/31/2023	3,909	3,916	7	7.00	0.00	0.00
	2	2/28/2023	3,894	3,909	15	15.00	0.00	0.00
	1	1/31/2023	3,892	3,894	2	2.00	0.00	0.00
2022	12	12/31/2022	3,858	3,892	34	34.00	0.00	0.00
	11	11/30/2022	3,799	3,858	59	59.00	0.00	0.00
	10	10/31/2022	3,675	3,799	124	124.00	0.00	0.00
	9	9/30/2022	3,570	3,675	105	105.00	0.00	0.00
	8	8/31/2022	3,444	3,570	126	126.00	0.00	0.00
	7	7/31/2022	3,340	3,444	104	104.00	0.00	0.00
	6	6/30/2022	3,204	3,340	136	136.00	0.00	0.00
	5	5/31/2022	3,098	3,204	106	106.00	0.00	0.00
	4	4/30/2022	3,029	3,098	69	69.00	0.00	0.00
	3	3/31/2022	2,942	3,029	87	87.00	0.00	0.00

2022	2	2/28/2022	2,878	2,942	64	64.00	0.00	0.00
2021	1	1/31/2022	2,868	2,878	10	10.00	0.00	0.00
	12	12/31/2021	2,837	2,868	31	31.00	0.00	0.00
	11	11/30/2021	2,774	2,837	63	63.00	0.00	0.00
	10	10/31/2021	2,688	2,774	86	86.00	0.00	0.00
	9	9/30/2021	2,614	2,688	74	74.00	0.00	0.00
	8	8/31/2021	2,527	2,614	87	87.00	0.00	0.00
	7	7/31/2021	2,448	2,527	79	79.00	0.00	0.00
	6	6/30/2021	2,368	2,448	80	80.00	0.00	0.00
	5	5/31/2021	2,316	2,368	52	52.00	0.00	0.00



Meiners Oaks County Water District, CA

Account Transaction Report

05- [REDACTED]

Service Address: 1109 S LA LUNA

Balance Due: 672.77

CA 93190

Date	Transaction	Packet Number	Receipt No.	Transaction Description	Amount	Balance
5/31/2023	Bill	UBPKT02696		BILL 4/18/2023 - 5/18/2023	672.77	672.77
5/23/2023	Payment	Batch:Cashiering Batc R00118841			-144.62	0.00
4/30/2023	Bill	UBPKT02634		BILL 3/20/2023 - 4/18/2023	144.62	144.62
4/19/2023	Payment	Batch:Cashiering Batc R00117467			-63.67	0.00
3/31/2023	Bill	UBPKT02568		BILL 2/18/2023 - 3/20/2023	63.67	63.67
3/23/2023	Payment	Batch:Cashiering Batc R00116467			-99.47	0.00
2/28/2023	Bill	UBPKT02532		BILL 1/19/2023 - 2/18/2023	99.47	99.47
2/22/2023	Cutoff Exclusion	UBPKT02411		CUTOFF EXCLUSION Billing Criteria: UBPKT02376	0.00	0.00
2/17/2023	Payment	Batch:Cashiering Batc R00114910			-45.50	0.00
2/13/2023	Cutoff Exclusion	UBPKT02367		CUTOFF EXCLUSION Billing Criteria: UBPKT02348	0.00	45.50
1/31/2023	Bill	UBPKT02478		BILL 12/19/2022 - 1/19/2023	45.50	45.50
1/20/2023	Payment	Batch:Cashiering Batc R00113880			-1,366.90	0.00
12/31/2022	Bill	UBPKT02415		BILL 11/18/2022 - 12/19/2022	250.98	1,366.90
11/30/2022	Bill	UBPKT02376		BILL 10/19/2022 - 11/18/2022	473.34	1,115.92
10/31/2022	Miscellaneous Adjustme	UBPKT02405			-257.50	642.58
10/31/2022	Bill	UBPKT02348		BILL 9/18/2022 - 10/19/2022	1,065.08	900.08
10/18/2022	Payment	Batch:Cashiering Batc R00110232			-770.97	-165.00
9/30/2022	Miscellaneous Adjustme	UBPKT02404			-165.00	605.97
9/30/2022	Bill	UBPKT02318		BILL 8/18/2022 - 9/18/2022	770.97	770.97
9/21/2022	Payment	Batch:Cashiering Batc R00109178			-599.82	0.00
8/31/2022	Bill	UBPKT02290		BILL 7/19/2022 - 8/18/2022	599.82	599.82
8/24/2022	Payment	Batch:Cashiering Batc R00108125			-335.99	0.00
7/31/2022	Bill	UBPKT02258		BILL 6/17/2022 - 7/19/2022	335.99	335.99
7/20/2022	Payment	Batch:Cashiering Batc R00106793			-453.87	0.00
6/30/2022	Bill	UBPKT02217		BILL 5/19/2022 - 6/17/2022	453.87	453.87
6/24/2022	Payment	Batch:Cashiering Batc R00105761			-358.67	0.00
5/31/2022	Bill	UBPKT02172		BILL 4/18/2022 - 5/19/2022	358.67	358.67
5/20/2022	Payment	Batch:Cashiering Batc R00104361			-235.09	0.00
4/30/2022	Bill	UBPKT02137		BILL 3/18/2022 - 4/18/2022	235.09	235.09
4/21/2022	Payment	Batch:Cashiering Batc R00103282			-313.21	0.00
3/31/2022	Bill	UBPKT02101		BILL 2/18/2022 - 3/18/2022	313.21	313.21
3/23/2022	Payment	Batch:Cashiering Batc R00102175			-258.79	0.00
2/28/2022	Bill	UBPKT02085		BILL 1/19/2022 - 2/18/2022	258.79	258.79
2/22/2022	Payment	Batch:Cashiering Batc R00100887			-70.33	0.00
1/31/2022	Bill	UBPKT02048		BILL 12/17/2021 - 1/19/2022	70.33	70.33
1/21/2022	Payment	Batch:Cashiering Batc R00099754			-166.91	0.00
12/31/2021	Bill	UBPKT02035		BILL 11/17/2021 - 12/17/2021	166.91	166.91
12/17/2021	Payment	Batch:Cashiering Batc R00098535			-295.25	0.00
11/30/2021	Bill	UBPKT02027		BILL 10/15/2021 - 11/17/2021	295.25	295.25
11/22/2021	Payment	Batch:Cashiering Batc R00097638			-392.23	0.00
10/31/2021	Bill	UBPKT02020		BILL 9/12/2021 - 10/15/2021	392.23	392.23
10/20/2021	Payment	Batch:Cashiering Batc R00096439			-318.53	0.00
9/30/2021	Bill	UBPKT02011		BILL 8/10/2021 - 9/12/2021	318.53	318.53
9/21/2021	Payment	Batch:Cashiering Batc R00095320			-287.21	0.00
8/31/2021	Bill	UBPKT01995		BILL 7/8/2021 - 8/10/2021	287.21	287.21
8/16/2021	Payment	Batch:Cashiering Batc R00093958			-260.49	0.00
7/31/2021	Bill	UBPKT01977		BILL 6/5/2021 - 7/8/2021	260.49	260.49
7/21/2021	Payment	Batch:Cashiering Batc R00093021			-263.83	0.00
6/30/2021	Bill	UBPKT01967		BILL 5/3/2021 - 6/5/2021	263.83	263.83
6/22/2021	Payment	Batch:Cashiering Batc R00091860			-170.31	0.00
5/31/2021	Bill	UBPKT01948		BILL 3/31/2021 - 5/3/2021	170.31	170.31

Leak Assistance

Date	Transaction	Packet Number	Receipt No.	Transaction Description	Amount	Balance
5/19/2021	Payment	Batch:Cashiering Batc R00090650			-220.41	0.00
		Balance Due for Account 05- [REDACTED]		672.77		



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:

Name:

Company:

Mailing Address:

Phone Number:

Email Address:

Project Information:

New Meter Requested:

☐

Yes

☐

No

Assessor's Parcel #(s):

Service Address:

City, State, Zip code:

Planning Dept Case #:

of Existing Dwellings:

Date Dwellings Permitted:

Type of Construction:

☐

New Construction

☐

Tenant Improvement

☐

ADU

☐

Other

Type of Use:

☐

Single Family Res

☐

Multi-Family Res (# of dwellings _____)

☐

Other

Project Dimensions (Sqft):

Continued on Next Page



Will-Serve/Proof of Service/New Meter Request

Detailed Project Description:

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

☐

I acknowledge that MOWD will bill corresponding fees (listed below) for processing this request.

Applicant Signature

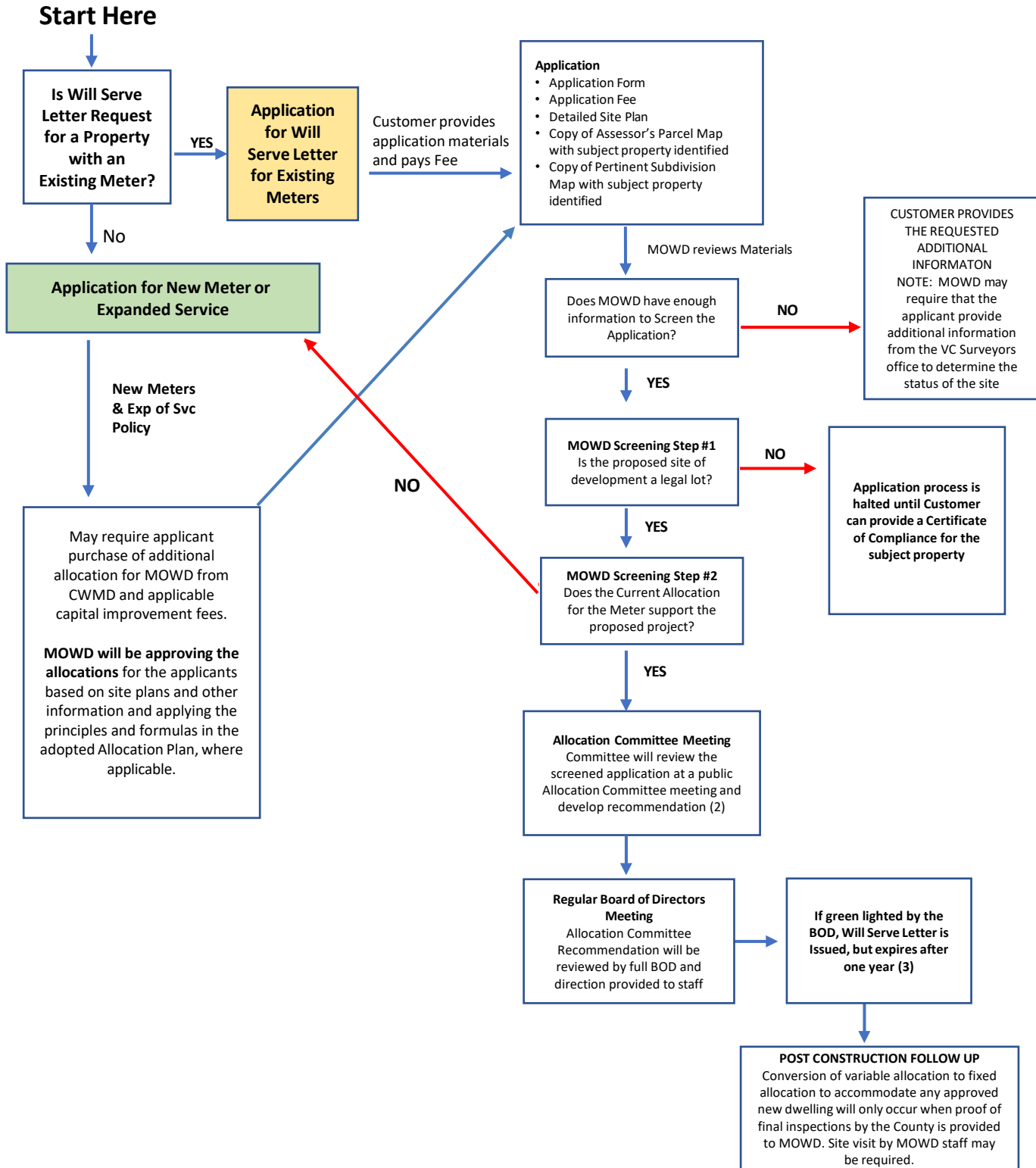
Date

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

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.



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

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: _____

Revised 7/3/2023

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.



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] -01
0A- [redacted] -01

Name:

B. [redacted] K. [redacted]

Company:

[redacted]

Mailing Address:

404 West Lomita Ave.

Phone Number:

805- [redacted] @805 [redacted]

Email Address:

[redacted] @gmail.com

Project Information:

New Meter Requested:

☒ Yes ☐ No

Assessor's Parcel #(s):

017-0-191-060

Service Address:

S. Padre Juan Ave

City, State, Zip code:

Ojai Ca. 93023

Planning Dept Case #:

[redacted]

of Existing Dwellings:

0

Date Dwellings Permitted:

[redacted]

Type of Construction:

☐ New Construction ☐ Tenant Improvement ☐ ADU ☐ Other

Type of Use:

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

Project Dimensions (Sqft):

[redacted]

Continued on Next Page



Will-Serve/Proof of Service/New Meter Request

Detailed Project Description:

B [REDACTED] K [REDACTED] has owned this vacant property with no dwellings. He is requesting a water meter to build a 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]

Date

7.11.2023

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
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County View

Ventura County, California

Parcels (1)

☆ Parcel APN - 017019106 > | ...

Property Identification

Assessor's Parcel #: 017019106
APN Suffix: 0
Situs Address: S PADRE JUAN
Acreage: 0.1700
[View Assessor Map](#)

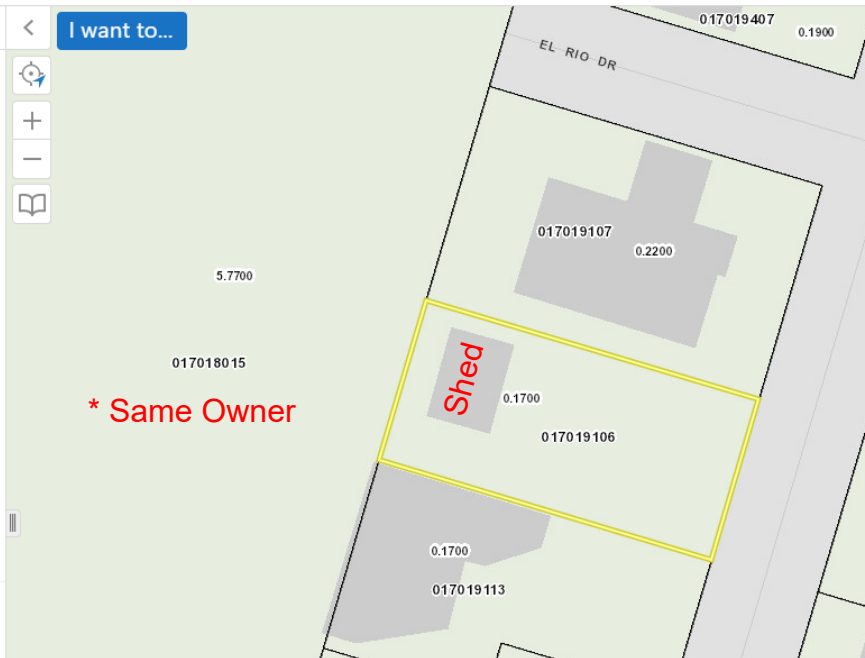
Parcel Description

Tract Number:
Map Number: 019MR 037

Parcel Reports

- Parcel
- Special Districts

I want to...



April 28, 2023

Meiners Oaks Water District
Mr. Justin Martinez, General Manager
202 West El Roblar Drive
Ojai, CA. 93023
805.646.2114
Via email: justin@meinersoakswater.com

SUBJECT: Response to Water Will Serve Letter Request; ADU Garage Conversion located at 935 Devereux Drive, Ojai, CA. 93022

Dear Justin,

In response to your letter dated 01.20.23, I'd like to make the following points:

- Since December 2022, there has been a substantial change in the amount of water available in Lake Casitas; from 31% capacity to a projected 75% capacity in the coming weeks (May 2023).
- The ground water reservoir is currently at 98%
- The Casitas Municipal Water District Board very recently and unanimously approved to end its mandatory conservation measures which have been in place for the past 8 years.

I ask that the board reconsider and approve the Will Service request for the ADU garage conversion at 935 Devereux Dr. Thank you for your consideration and for your continued service.

Respectfully,

A black rectangular redaction box covering the signature of the sender.

M Kelly



1-20-2023

Response: Will Serve Letter Request

Project: Garage Conversion to an ADU

Address: 935 Devereux Dr.

Dear Mr. Kelly,

Meiners Oaks Water District has reviewed your Will Serve Letter Request for 935 Devereux Dr. The District has determined that you do not have enough variable water allocation to fulfill your request.

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

The good news is Casitas Lake Levels may reach 50% in the near future. This may allow you to purchase the additional allocation needed for your ADU project.

If you have any further questions, please feel free to call the District Office.

Best Regards,

Justin Martinez
General Manager
Meiners Oaks Water District
805-646-2114

Review of Application for Will Serve Letter [\[ADA CONSIDERATIONS\]](#)

Garage Conversion to ADU for Property with Existing Meter at 935 Devereux.

Proposal

The proposed project consists of converting a 400 sqft garage to a "Tiny Home" ADU, with no change to the footprint, square footage or roofline. The ADU will have a kitchen 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 0.17-acre parcel.

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

Allocation Details:

- Allocation Case Identifier: AA-0044
- Allocation Category: 5/8" RES meter, 1 Parcel
- Parcel Size: 0.17 acre (7405 sqft)
- Current Base Fixed Allocation: 120 HCF/yr
- Current Base Variable Allocation: 47 HCF/yr (Stage 3 = 33 HCF/yr)
- Fixed Base Allocation Needed to Support ADU: 60 HCF/yr
- Deduction from Variable Allocation needed to Support ADU through drought stages: 70 HCF/yr

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

- New Base Fixed Allocation: **180 HCF/yr**
- New Base Variable Allocation: **-23 HCF/yr**

Recommendation

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

- Letter applies only to the proposed ADU as described in the applicant-provided preliminary site plan with the file date 11-21-2022
- 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.

Payment Date	Total Bill	MWAC Paid
11/10/2020	\$ 2,448.72	\$ 2,298.24
12/11/2020	\$ 2,406.60	\$ 2,298.24
1/20/2021	\$ 2,748.24	\$ 2,298.24
2/25/2021	\$ 2,458.08	\$ 2,298.24
4/5/2021	\$ 2,462.76	\$ 2,298.24
5/10/2021	\$ 2,418.30	\$ 2,298.24
6/4/2021	\$ 2,420.64	\$ 2,298.24
7/15/2021	\$ 2,430.00	\$ 2,298.24
8/25/2021	\$ 2,404.26	\$ 2,298.24
9/10/2021	\$ 2,564.64	\$ 2,298.24
9/17/2021	\$ 2,556.36	\$ 2,298.24
10/1/2021	\$ 2,555.10	\$ 2,298.24
10/15/2021	\$ 2,555.10	\$ 2,298.24
1/28/2022	\$ 2,337.66	\$ 2,298.24
2/24/2022	\$ 2,444.04	\$ 2,298.24
3/24/2022	\$ 2,432.34	\$ 2,298.24
4/1/2022	\$ 2,451.06	\$ 2,298.24
5/9/2022	\$ 3,679.52	\$ 2,298.24
6/9/2022	\$ 2,563.38	\$ 2,298.24
7/14/2022	\$ 3,126.73	\$ 2,298.24
8/12/2022	\$ 2,502.54	\$ 2,298.24
8/31/2022	\$ 3,005.42	\$ 2,304.00
9/27/2022	\$ 2,939.97	\$ 2,304.00
10/17/2022	\$ 3,043.92	\$ 2,304.00
11/21/2022	\$ 3,413.52	\$ 2,304.00
12/21/2022	\$ 3,240.27	\$ 2,304.00
1/26/2023	\$ 2,658.92	\$ 2,304.00
2/22/2023	\$ 2,701.27	\$ 2,304.00
3/30/2023	\$ 445.02	\$ 144.00
4/30/2023	\$ 522.02	\$ 144.00
	\$ 75,936.40	\$ 62,087.04
Difference Paid - New Rate =	\$	58,055.04
Requested Refund		

Month	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23
Residents	38	39	41	42	47	51	48	46	44	43	43	45	47	53	50	46	50
Water Use	57	65	65	113	115	87	148	182	131	117	120	104	87	102	77	96	115
	879							1673									2622
																	1743
																	1393
																	1230.35294
																	983.294118
																	920304
																	735504
																	2.82430927
																	2.25717889

Hi Summer,

The County required us to offset any water use above the 2.13 acre-feet/year. We had to install water saving fixtures at the local schools rather than obtain additional water from Casitas. We are allowed to use up to 6.4 acre-feet/year since we offset more than 4.27 acre-feet/year.

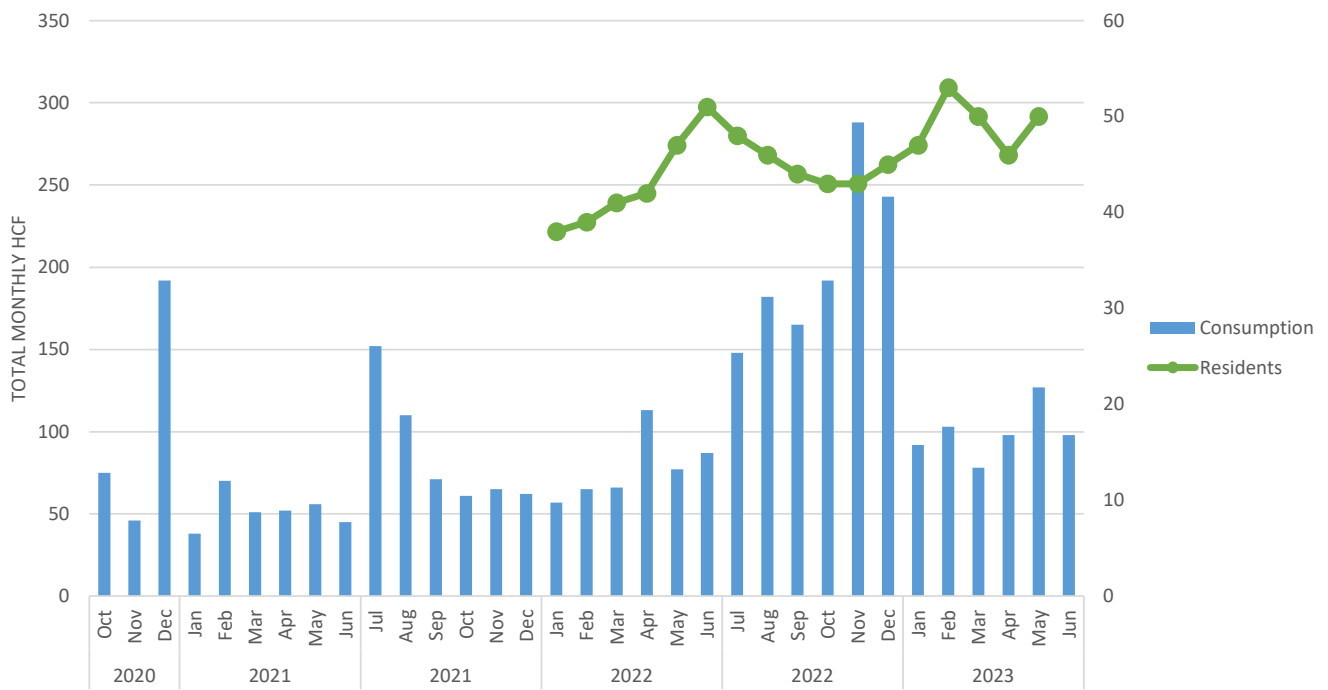
Best regards,

Michael W

Year	Month	Residents	Consumption	Water Year		
				Total HCF	Gallons	AF
2020	Oct		75	(New Acct Started)		
	Nov		46			
	Dec		192			
2021	Jan		38			
	Feb		70			
	Mar		51			
	Apr		52			
	May		56			
	Jun		45	625	467500	1.43
2021	Jul		152			
	Aug		110			
	Sep		71			
	Oct		61			
	Nov		65			
	Dec		62			
2022	Jan	38	57			
	Feb	39	65			
	Mar	41	66			
	Apr	42	113			
	May	47	77			
	Jun	51	87	986	737528	2.26
2022	Jul	48	148			
	Aug	46	182			
	Sep	44	165			
	Oct	43	192			
	Nov	43	288	(Leak confirmed 11/28)		
	Dec	45	243			
2023	Jan	47	92			
	Feb	53	103			
	Mar	50	78			
	Apr	46	98			
	May	50	127			
	Jun		98	1814	1356872	4.16

* Water Year ending Jul 2023 data not available yet

Artesian HCF Consumption History





8/18/2016

W & J Investments
3911 Ventura Avenue
Ventura, CA 93001

Subject: 203 E. El Roblar
APN 017-0-380-135

Gentlemen,

Let me start by thanking you for your patience during this process as I'm sure you understand that there are many things to be considered.

During our regular meeting of the Board on 8/16/2016, the Meiners Oaks Water District Board Directors along with District Counsel, discussed the issue of "Will Serve Letters." Specifically, the will serve letters related to your project.

The Board recognizes that the will serve letters in your possession dated 1/30/1986 and 1/13/1995 are not representative of current District forms or current policies and are not related to the current proposed project. In addition, because of the age of the documents and the fact that they are specific to your original project the County of Ventura Planning Division does not consider them valid. They are stale will serve letters.

The Board, however, does not wish to avoid the District's obligations to serve water, but they also understand and recognize that there is a substantial change in conditions, not just locally, but regionally. Additionally, knowing that there will be future customers applying to entering an agreement with the District, the conditions required, as stated in your letters, must be "on terms substantially the same as those given the water supplier's customers generally, for the connection to the water supplier's system."

The Board agrees to deliver water to your project through three (3) one-inch meters, and two (2) two-inch meters, as inch and a half (1 ½') meters are no longer available through MOWD. ¹

Due to the current declared drought condition, the Board also determined that an allocation of water directly proportionate to your project's annual demands must be purchased from Casitas MWD, along with all associated fees according to Casitas' Rates, Regulations and WEAP. This must be accomplished prior to obtaining a connection to MOWD. Additionally, any associated fees that may be owed to MOWD per Resolution 2013-11-6 and MOWD's Rates and Regulations must be paid .

Evidence of such payment and allocation adjustment must be received by MOWD from Casitas MWD prior to MOWD releasing a current "Will Serve Letter".

At present, MOWD is obtaining all of its potable water directly from Lake Casitas as the District's wells are currently dry and not pumping. This condition is not expected to end in the foreseeable future.

Sincerely,



Mike Hollebrands, General Manager
Meiners Oaks Water District

¹ There is a difference in capital cost between 1 ½" meters and service lines and 2" meters and service lines.



Mr. Mike Hollebrands
Meiners Oaks County Water District
282 El Roblar
Ojai, California 93023

Re: **Conditional Water Availability** –Ojai Valley Assisted Living, **APN 017-0-380-135,**
Meiners Oaks, CA

Dear Mike:

The applicant has informed Casitas that before Meiners Oaks Water District will provide a water availability letter so the project can obtain County planning approval for a 64 unit assisted living facility, Casitas must certify that water is available to Meiners Oaks Water District for the project. Meiners Oaks Water District has previously issued a Will Serve Letter for a 19,351 square foot retail project at the same location. Under Casitas' current Rules & Regulations, the proposed project will require a 6.40 acre foot water allocation. The earlier retail project required 2.13 acre feet of water allocation. Therefore, an additional water allocation of 4.27 acre feet will be required from Casitas.

The applicant will make all physical and financial arrangements with Casitas before the additional water allocation will be provided to Meiners Oaks Water District. The cost for the water allocation will be at the current cost per acre foot of water allocation at the time of payment. Water for fire protection will be provided by Meiners Oaks Water District or private fire protection devices. The current/future owners will have to enter into a water service agreement with Casitas before the additional water allocation will be issued to Meiners Oaks Water District.

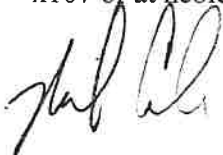
It is hereby respectfully requested that the following be added to the conditions for approval:

1. Plans for the proposed project, including water requirements for domestic purposes, are submitted to Casitas for review.
2. The physical and financial arrangements, including the payment of all fees, deposits and participation cost, if any, metering and/or fire protection facilities have been made.
3. The County includes in the permitting process full application of water conservation measures, including but not limited to ultra-low flush toilets and water saving plumbing fixtures, water conservation landscape, and use of grey water where applicable.

4. Casitas issues a 4.27 acre foot additional water allocation to Meiners Oaks Water District on behalf of the applicant.

Both the applicant and Meiners Oaks Water District understand that Casitas' Board of Directors could issue a delay in issuing any new/additional water allocation, including this proposed water allocation at any time. By this letter, Casitas certifies that the subject parcel is within the boundaries of Casitas Municipal Water District. Said certification is subject to all applicable terms and conditions contained within Casitas' Rates and Regulations for Water Service and/or Casitas' Water Service Policy, as amended or revised from time to time. Any and all revisions relating to the approval by the County of Ventura will require review by Casitas. **This letter is not a Will-Serve letter, and therefore should not be treated as such.**

If there are any questions in this regard, please do not hesitate to contact me at (805) 649-2251 x107 or at ncole@casitaswater.com.

A handwritten signature in black ink, appearing to read 'Neil Cole', is written over the printed name.

Neil Cole
Principal Civil Engineer



August 30, 2016

W&J Investments
3911 Ventura Ave
Ventura, CA 93001

RE: Conditional Will Serve Letter for 203 E. El Roblar

APN: 017-0-380-135

Dear Sirs,

Meiners Oaks Water District (MOWD) organized under Chapter 592 of the Acts of the Fortieth Session of the California Legislature and Amendments and California Water Code Section 30500.1 for the purpose of storing, distribution and selling water.

MOWD previously issued a will serve for a retail project requiring 2.13-acre feet of water allocation. The current proposed project has a new total requirement of 6.40-acre feet of water allocation. Creating an additional amount of 4.27-acre foot of water allocation required from Casitas Municipal Water District (CMWD).

The current/future property owners must meet/pay all the physical and financial requirements before the additional water allocation is provided to the project. The cost for the water allocation will be at the current cost per acre foot for both MOWD and CMWD including Rates and Regulations, and Water Services Policies; Including but not limited to, all capital improvement fees, metering and fire protection facilities fees.

Property owner desires MOWD to provide water for domestic and fire protection purposes only. This service will be provided by (3) one-inch meters and (2) two-inch meters unless otherwise stipulated.

The County must include in the permitting process full application of water-conserving measures, including but not limited to ultra-low flush toilets and water saving fixtures, water conservation landscape, and the use of grey water everywhere that's applicable.

By this letter, Meiners Oaks Water District certifies that the subject parcel is within the service boundaries of Meiners Oaks Water District. Said certification is subject to all applicable terms and conditions contained within Meiners Oaks Water Districts' Rates and Regulations for water service and/or Meiners Oaks Water Districts water service policy for water service as amended from time to time.

The owner is to provide Meiners Oaks Water with the type of plumbing fixtures, description of landscaping and total estimated annual requirements and certify that it is under aforementioned allocation.

This letter is not a Will-Serve letter, and therefore should not be treated as such.



Mike Hollebrands, General Manager

Meiners Oaks Water District

8-31-16

Date

CASITAS MUNICIPAL WATER DISTRICT

RESOLUTION NO. 05-53
RESOLUTION ADDING SECTION 4.10.3.10 TO THE RATES AND REGULATIONS
FOR WATER SERVICE
PROVIDING FOR WATER DEMAND FACTORS

WHEREAS; Customers of Casitas have requested water will serve letters if they have adequate water to build under their existing allocation; and

WHEREAS; Casitas' water allocation program was never set up to allow additional expansion within the allocations, the program calls for every expansion to the system to pay for additional allocation; and

WHEREAS; Casitas provided allocation to residential customers when the program was set up at ½ acre foot, 1 acre foot, 1 and ½ acre foot and 2 acre feet; and

WHEREAS; residential customers were placed in these categories so that their use would not exceed the amount and some were allowed to move up one more at no cost due to requested need; and

WHEREAS; Casitas has allocated a minimum of .47 acre foot to every new customer and the Board has found that different factors need to be provided to different uses to minimize the cost to customers and the demand on the system; and

WHEREAS; the purpose of this change is to provide Water Demand Factor guidance to staff in providing the appropriate allocation for new developments that need will serve letters.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors do hereby adopt the following Section 4.10.3.10 and Section 4.10.3.10.1 to the Rates and Regulations for Water Service.

Section 4.10.3.10 Water Demand Factors for Determining Allocation for New and Increased Services


Table 1 provides water demand factors for new and existing service determination of allocations. These water demand factors shall be used in setting the allocation that a parcel must purchase for a given use. The General Manager shall develop administrative guidelines if necessary for the implementation of these water demand factors. The Will Serves written on new or additional allocation after the adoption of this resolution will provide and limit the will serve letter to the type of use described by the customer and provided in this water demand factor. The Capital Facilities Charge shall be based upon

the water demand factors. The General Manager shall hear any appeal of the amount allocated to a property by the District. Any disagreement of the amount allocated after the General Manager's review, shall go to the Board after review by the appropriate Committee.


Section 4.10.3.10.1 Refunds of Previous Allocations Paid for By Customers:

The General Manager shall review any request for refund of previous paid for allocations by customers who purchased water allocations before the adoption of this resolution. Should it be determined that the amount of water that is needed based upon the water demand factors, the General Manager may refund the difference after the customer has signed new documentation showing the new amount. No refund shall be made for a different development than that requested in the original will serve, nor shall there be any refund if the determination is that the property needs more water currently than it has in allocation either due to the water demand factors or the actual usage shown upon the property. The General Manager will refund only on the basis of the rate paid at the time. The refund shall be based upon the amount of allocation purchased less the amount of allocation determined by the General Manager under the water demand factors times the rate that was paid at the time of purchase of the allocation. The refund will not include interest, or any other cost incurred by the customer. Any disagreement of the amount of refund after the General Manager's review, shall go to the Board after review by the appropriate Committee.

ADOPTED this 27th day of July, 2005


for President,
Casitas Municipal Water District

ATTEST:


for Secretary,
Casitas Municipal Water District

Approved as to Form:

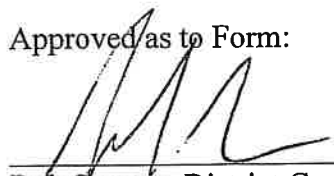

Rob Sawyer, District Council

TABLE 1
WATER DEMAND FACTORS*

<u>Land Use</u>	<u>Average Use Rate</u>		<u>AFY***</u>
	<u>100 CFM</u>	<u>GPD</u>	
Auto Repair and Auto Body Shop	3.93	98.2	0.11/1000 s.f.
Bank	6.09	151.8	0.17/1000 s.f.
Church	6.09	151.8	0.17/1000 s.f.
Church w/School	6.45	160.7	0.18/1000 s.f.
Condominium	10.02	250.0	0.28/unit
Convalescent Hospital	3.93	98.2	0.11/bed
Gas Station **	10.38	258.9	0.29/1000 s.f.
Gas Station/Mini Market	17.55	437.4	0.49/1000 s.f.
General Office	3.57	89.3	0.10/1000 s.f.
Grocery Store **	15.2	375.0	0.42/1000 s.f.
Health Club **		11.6	285.7
0.32/1000 s.f.			
Hotel/Motel	4.65	116.1	0.13/room
Hotel/Motel/Restaurant	5.37	133.9	0.15/room
Industrial Assembly and Manufacturing	3.03	75.8	0.085/1000 s.f.
Industrial R&D	5.37	103.9	0.15/1000 s.f.
Medical Office	5.37	133.9	0.15/1000 s.f.
Mixed Medical/Dental	8.22	205.3	0.23/1000 s.f.
Multi-Family Apartment	8.58	214.3	0.24/1000 s.f.
Restaurant, 24 Hour	1.44	35.7	0.040/seat
Restaurant, Fast Food	45.12	1124.5	1.24/1000 s.f.
Restaurant, Sit Down	0.72	18.3	0.020/seat
Retail, Large-over 20,000 sf. **	2.43	60.7	0.068/1000 s.f.
Retail, Small- under 20,000 sf.	3.93	98.2	0.11/1000 s.f.
Retirement Facility	3.57	89.3	0.10/room
Senior Apartment	4.29	107.1	0.12/unit
School-Elementary	0.63	16.4	0.018/student
School-Junior High	0.99	24.7	0.027/student
Single Family Res., Small, up to 9,999 sf. Lot	11.43	285.6	0.32/unit
Single Family Res., Medium, 10,000-20,000 sf. Lot	18.24	455.3	0.51/unit
Single Family Res., Large, 22,001sf.-1Acre Lot	30.42	758.8	0.85/unit

Single Family Res., over 1 Acre Lot	51.57	1285.5	1.44/unit
Theater **	0.15	4.20	0.0047/seat
Warehouse/Industrial Storage	2.49	62.5	0.070/1000 s.f.

 * For a description of each Land Use category see Appendix B of the Technical Report.
 For an adjusted water factor which takes into account a total interior retrofit program, as required by the City for all new construction receiving a Water Allocation or Water Determination, see

Appendix E, Exhibit 1

** Under certain circumstances the application of these water factors may be subject to determination by the Environmental Analyst.

*** This factor has been calculated on three significant digits that have been rounded to two digits.