



New Meters, Allocations & Expansion of Services Committee Agenda

Thursday, October 24, 2024 at 10:00 a.m.

202 W. El Roblar Drive, Ojai, CA 93023

Web Meeting Link:

<https://meet.goto.com/904925757>

Dial-in by Phone:

United States: +1 (872) 240-3311

Access Code: 904-925-757

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

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

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

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

A. Call To Order

B. Public Comments

C. Discussion Items:

- a. Will-Serve Letter request for an 864 sf ADU and New Meter Request to property with existing meter and 3 existing dwellings (145 N. Arnaz) –Attachment

D. Adjourn



Will-Serve/Proof of Service/Meter Request Form

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

Required Attachments:

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

Parcel Owner Information:

Account Number: 01- [redacted]

Name: [redacted] Stowell

Mailing Address: [redacted]

Phone Number: [redacted]

Email Address: [redacted]

Applicant Information:

Name: [redacted] Stowell

Company: owners

Mailing Address: [redacted]

Phone Number: [redacted]

Email Address: [redacted]

Project Information:

New Meter Requested: Yes No

Assessor's Parcel #(s): 017-0-122-140

Service Address: 145 N Avna Z St (+147 & 149)

City, State, Zip code: Ojai CA 93023

Planning Dept Case #: [redacted]

of Existing Dwellings: 3 Date Dwellings Permitted: 3/12/75

Continued on Next Page

last permit found on record



Will-Serve/Proof of Service/Meter Request Form

Type of Construction:

New Construction Tenant Improvement ADU Other

Type of Use:

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

Project Dimensions (sqft):

864 sq ft.

Detailed Project Description:

OUR PROPERTY AT 145 N. ARNAZ HAS 3 LEGAL NON CONFORMING UNITS - 145, 147, 149. THEY ARE ALL ON ONE WATER METER BUT SEPERATE GAS & ELECTRICITY. WE ARE PLANNING ON ADDING A 864 SQ FT ADU TO LIVE IN. WE WOULD LIKE TO GET A NEW WATER METER TO SERVE THE BACK HOUSE (145) & OUR NEW ADU. WE WOULD LEAVE THE FRONT HOUSES ON THE EXISTING SERVICE.

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

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

Applicant Signature

[Redacted Signature]

Date

9/30/24

Review of Application for Will Serve Letter

New 864 sf ADU Property with 3 existing dwellings and existing meter at 145 N. Arnaz, requesting 2nd meter.

Proposal

The proposed project consists of adding a new 4th dwelling, a 864 sf ADU. The property currently has 3 existing dwellings with one meter, requesting to add a 2nd meter to serve the back two dwellings. The applicant provided a detailed site plan showing the location of the proposed structure, as well as the existing primary dwelling structure.

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

The applicant provided a copy of a tax assessor parcel map and a subdivision map that indicates a single 0.69 acre parcel. APN: 017-0-122-140.

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

Allocation Details:

- Allocation Case Identifier: AA-0143
- Allocation Category: (1) 5/8" RES meters, 1 Parcel
- Parcel Size: 0.69 acres

ORIGINAL ALLOCATIONS

Meter 32173348
Fixed: 252/yr (3 dwellings x 7 hcf/mo x 12)
Variable: 285 hcf/yr

- Proposal: Existing meter continue serving dwellings #1 & #2, add new meter to serve existing dwelling #3 and proposed dwelling #4;
- Split the total variable between the two meters, after the fixed allocation is removed for the new ADU.

ALLOCATION ADJUSTMENTS

- Fixed Base Allocation Needed to Support Proposed Primary Dwelling: 84 HCF/yr
- Variable Allocation needed to Support ADU through drought stages: 100 HCF/yr
- Total Parcel Variable Allocation: 285 HCF - 100 HCF = 185 HCF / 2 = 92 HCF/yr & 93 HCF/yr

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

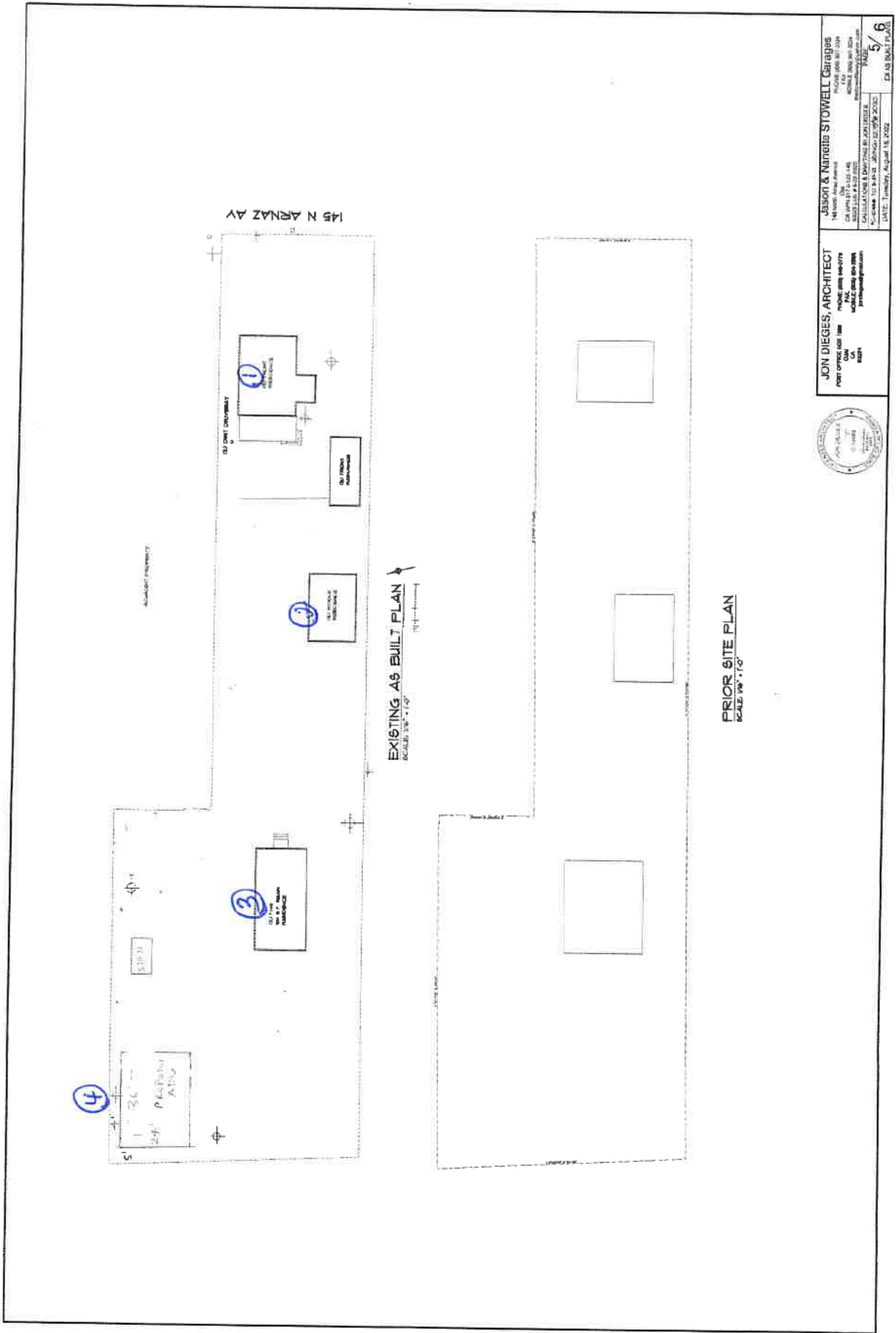
ADJUSTED ALLOCATIONS

Meter 32173348 (Dwellings #1 & #2)	New Meter (Dwellings #3 & New #4)
Fixed: 168/yr [12 x 14 hcf/mo]	Fixed: 168/yr [12 x 14 hcf/mo]
Variable: 92 hcf/yr	Variable: 93 hcf/yr

Recommendation

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

- Letter applies only to the proposed 864 sf ADU and allocation split with a new 2nd meter as described in the applicant-provided preliminary site plan with the filing date of 9-30-2024.
- 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.



Jason & Nanette Stowell Garages
 145 N Anaz Av
 San Diego, CA 92108
 619-444-1111
 www.jasonandnanette.com
 DATE: Tuesday, August 18, 2009
 EX AS BUILT PLAN

JON DIEGES, ARCHITECT
 1000 G Street, Suite 100
 San Diego, CA 92101
 619-594-1111
 www.jondieges.com



PRIOR SITE PLAN
 SCALE: 1/8" = 1'-0"



Parcel APN - 017012214

Property Identification

Assessor's Parcel #: 017012214
APN Suffix: 0
Situs Address: 145 N ARNAZ
Acreage: 0.6900

• [View Assessor Map](#)

Parcel Description

Tract Number:
Map Number:

Parcel Reports



Land and Improvement Values

Land and Improvement Values

